

THE VILLAGE AT COPPER ASSOCIATION, INC.
POLICY REGARDING INSPECTION AND COPYING OF ASSOCIATION RECORDS

Adopted April 28, 2006

The following procedures have been adopted by The Village at Copper Association, Inc. ("VAC") pursuant to the provisions of C.R.S. 38-33.3-209.5, at a regular meeting of the Board of Directors.

Purpose: To establish uniform procedures for the inspection and copying of VAC records by VAC Members; to establish the type of records kept by the VAC or its agent; and to establish the cost of copying VAC records.

WHEREAS, the Colorado Common Interest Ownership Act, in C.R.S. 38-33.3-317 gives all Members the right to examine and copy the financial and other records of the VAC for a proper purpose.

NOW, THEREFORE, IT IS RESOLVED that the VAC does hereby adopt the following policy governing the inspection and copying of VAC records:

1. The VAC shall keep as permanent records the following documents:
 - (a) Minutes of all regular or special meetings of Members or the Board.
 - (b) A record of all actions taken by the Members or the Board by written ballot or written consent in lieu of a meeting.
 - (c) A record of all actions taken by a committee of the Board in place of the Board on behalf of the VAC.
 - (d) A record of all waivers of notices of meetings of Members and of the Board or any committee of the Board.
 - (e) A record of Members in a form that permits preparation of a list of the names and addresses of all Members, showing the number of votes each Member is entitled to vote.
 - (f) All tax returns filed on behalf of the VAC.

In addition to the above, the VAC shall keep a copy of each of the following records at its principal office:

- (a) Articles of Incorporation, Declaration, Covenants and Bylaws.
- (b) Resolutions adopted by the Board.

- (c) The minutes of all Members meetings and records of all actions taken by Members without a meeting for the past three (3) years.
- (d) All written communications within the past three (3) years to Members generally as Members.
- (e) A list of the names and business or home addresses of the VAC's current directors and officers.
- (f) The VAC's most recent annual report.
- (g) All financial audits or reviews conducted pursuant to Section 38-33.3-303(4)(b) during the immediately preceding three years.

2. So the VAC can have the desired books, records and personnel available, a written notice of intent to inspect must be submitted to the VAC's Manager at least five (5) business days prior to the planned inspection. The notice must describe with reasonable particularity which records are to be inspected and the purpose of the inspection.

3. All records shall be inspected at the principal office of the VAC located at 0760 Copper Road, Snowbridge Square, Suite D-101, Copper Mountain, Colorado 80443, between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday.

4. At the discretion of the VAC's Board, certain records may only be inspected in the presence of a Board member or VAC's Executive Director or VAC staff. No records may be removed from the office without the express written consent of the Board or VAC's Executive Director. Further, if a Member requests to inspect records, the VAC may photocopy and provide the requested records to the Member in lieu of the Member's inspection of the records if consented to by the Member.

5. The VAC may charge a fee, not to exceed the VAC's actual cost per page for copies of the VAC records.

6. Consistent with individual Member's right to privacy, attorney-client confidentiality and other considerations, the following records will not be made available without the express written consent of the Board of Directors:

- (a) Confidential personnel records.
- (b) Confidential litigation files and matters covering consultation with legal counsel concerning disputes that are subject of pending or imminent court proceedings or are privileged or confidential between attorney and client.


- (c) Files dealing with investigative proceedings concerning possible or actual criminal misconduct.
- (d) Any matter the disclosure of which would constitute an unwarranted invasion of individual privacy.
- (e) Inter-office memoranda, preliminary data, working papers and drafts, and general information or investigations which have not been formally approved by the Board of Directors.
- (f) Members' personal contact information including, but not limited to, telephone numbers or e-mail addresses, except the VAC will, upon request, provide Members' names and addresses.
- (g) Account records of Members other than the Member making the inspection request.
- (h) Records of covenant or rules violations of Members other than the Member making the inspection request.

7. In determining whether records may be inspected, the VAC shall consider, among other things:


- (a) Whether the request is made in good faith and for a proper purpose;
- (b) Whether the records requested are relevant to the purpose of the request;
- (c) Whether disclosure is for an illegal or improper purpose, or would violate a constitutional or statutory provision or public policy; and
- (d) Whether disclosure may result in an invasion of personal privacy, breach of confidence or privileged information as set forth above.

8. The VAC reserves the right to pursue any individual for damages or injunctive relief or both, including reasonable attorneys fees, for abuse of these rights, including, but not limited to, use of any records for a purpose other than what is stated in the notice of intent to inspect.

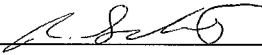
The Village at Copper Association, Inc.

By:  Title
vice president

Attest


 Secretary

This policy regarding inspection and copying of Association records was adopted by the Board of Directors at a regular meeting held on the 28 day of April, 2006, effective the 28 day of April, 2006, and is attested to by the Secretary of The Village at Copper Association, Inc.



Secretary