

Elk Springs Homeowners Association, Inc.
Remote Water Meters

Pursuant to the authority granted by Article 4.14 (A) of the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Elk Springs, Garfield County, Colorado (the “Declaration”) and as further authorized and required by the Colorado Common Interest Ownership Act, C. R. S. 38-33.3-209.5 (1)(b)(vi), et seq. (the “Act”), the Board of Directors of Elk Springs Homeowners Association, Inc. (the “Association”) adopts the following policy and procedures regarding the requirement for remote water meters. Unless otherwise defined in this Policy and Procedure, initially capitalized or terms defined in the Declaration shall have the same meaning herein. This Policy and Procedure may be amended at any time by the Board of Directors of the Association (the “Board”).

Policy:

Section 13.4 of the Elk Springs Design Requirements and Guidelines (the “DRGs”) states that each residence shall install a remote water meter which reads in single gallons, no later than upon receipt of the Garfield County *Certificate of Occupancy*. The meter is to be easily seen and placed in an easily accessed position. The meter must be maintained in good working condition at all times and repaired or replaced, at Unit Owner’s expense, immediately if it ceases to function properly.

Procedure:

When a Unit Owner has a remote water meter that is not working or is not able to be read, the Property Manager will contact the Unit Owner and indicate that the remote water meter must be working or able to be read within thirty (30) days from date of contact. If the remote water meter is not in working order or not able to be read after the thirty (30) day notification period, any additional notice will be provided as required by the Association’s Enforcement Policy, then a fine of \$500 will be assessed.

PRESIDENTS CERTIFICATION:

The undersigned, being the President of the Elk Springs Homeowners Association, Inc. Board of Directors certifies that the foregoing Remote Water Meters Policy was adopted by the Board of Directors at a duly called and noticed meeting of the Board of Directors held on August 15, 2022 and in witness thereof, the undersigned has subscribed his name.

/s/ Patrick Fitzgerald

President, Elk Springs Homeowners
Association, Inc. Board of Directors

August 15, 2022

Date Adopted