

**RESOLUTION OF THE
PONDEROSA CONDOMINIUMS ASSOCIATION, INC.
REGARDING INSPECTION AND COPYING
OF ASSOCIATION RECORDS**

RESOLUTION: The Association hereby adopts the following policy:

The Association will keep as permanent records minutes of all meetings of the membership and board of directors, a record of all actions taken by the owners or board of directors by written ballot or written consent in lieu of a meeting, and a record of all waivers of notices of meetings of members of the Board of Directors. The Association manager will maintain a record of members in a format that permits preparation of a list of the names and addresses of all such members, showing the number of votes each member is entitled to vote. The Association will maintain such records in written form or in another form capable of conversion into written form with a reasonable time.

All financial and other records will be made reasonably available for examination and copying by any member and such owner's authorized agents. The Association may charge a fee, which may be collected in advance, not to exceed the Association's actual cost per page, for copies of the Association's records. As used in this Resolution, "reasonably available" means available during normal business hours, upon advance notice of 5 business days, or at the next regularly scheduled meeting if such meeting occurs within 30 days after the request, to the extent that:

- a) the request is made in good faith and for a proper purpose;
- b) the request describes with reasonable particularity the records sought and the purpose of the request; and
- c) the records are relevant to the purpose of the request.

In addition to the records mentioned above, the Association will keep a copy of each of the following records at its principal office:

- a) its articles of incorporation;
- b) the minutes of all membership meetings, and records of all actions taken by members without a meeting, for the past 3 years;
- c) all written communications within the past 3 years to members generally;
- d) a list of names and business or home addresses of the current directors and officers;
- e) the most recent annual report, if any; and
- f) all financial audits or reviews conducted during the immediately preceding 3 years.

Notwithstanding anything contained herein to the contrary, a membership list or any part thereof may not be obtained or used by any person for any purpose unrelated to a member's interest as a unit owner without consent of the Board of Directors. A membership list or any part thereof may not be used to solicit money or property unless such money or property will be used solely to solicit the votes of members in an election to be held by the Association, and may not be used for any commercial purpose, or sold to or purchased by any person.

CERTIFICATION: The undersigned, being the president of Ponderosa Condominiums Association, Inc. certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association on September 25, 2008.

In witness whereof, the undersigned has subscribed his name.

By: Beverly Ross, President
Ponderosa Condominiums Association, Inc.