

**BLUE LAKE OWNERS ASSOCIATION
POLICY FOR INSPECTION AND COPYING OF ASSOCIATION
RECORDS**

Resolved and Adopted April 1, 2008

The following resolution has been adopted by the Board of Directors (“Board”) of Blue Lake Owners Association pursuant to Colorado Statutes, at a meeting of the Board to establish a policy for inspection and copying of Association records.

AUTHORITY: The Declaration, Articles and Bylaws of the Blue Lake Owners Association and the Colorado Common Interest Ownership Act.

EFFECTIVE DATE: April 8, 2008

RESOLUTION: The Association hereby adopts the following Policy:

1. Inspection of Association Books and Records by Owners. An Owner or his/her authorized agent is entitled to inspect and copy, at the Owner’s expense and during regular business hours at the Association Office, any of the records or papers of the association (except as specifically limited or excluded by Section 3 below) if the Owner gives the Association written demand at least five (5) business days before the date on which the Owner wishes to inspect and copy such records and:
 - a) The demand is made in good faith and for a proper purpose;
 - b) The Owner describes with reasonable particularity the purpose and the records or papers the Owner desires to inspect.
 - c) The records or papers are directly connected with the described purpose. “Proper purpose” means a purpose reasonably related to the demanding Owner’s interest as an Owner of the Association. It is within the reasonable discretion of the Board to determine whether an Owner’s demand to inspect and copy is made in good faith and for a proper purpose.

2. Proper Purpose/Limitation. Without the consent of the Board, an Ownership list or any part thereof may not be obtained or used by any person for:
 - a) Any purpose unrelated to a Owner’s interest as a owner; or
 - b) To solicit money or property unless such money or property will be used solely to solicit the votes of the Owners in an election to be held by the Association; or
 - c) Any commercial purpose; or
 - d) To be sold to or purchased by any person.

3. Exclusions. The following records and documents may be kept confidential by the Association:
 - a) Attorney-Client Confidential Documents. In order to protect the attorney/client privilege existent between the Association and its attorneys, all attorney created documents, including, but without limitation, memos, opinion letters, and draft documents prepared at the behest of the Board, are not available for the inspection or copying by any Owner or his/her authorized agent, without the consent and authority of the Board and upon advice of the legal counsel involved.

- b) Personnel Confidential Documents. Documents pertaining to employees of the Association or involving employment, promotion, discipline, or dismissal of an officer, agent or employee.
- c) Applicable Law. Any documents which are confidential under constitutional, statutory or judicially imposed requirements.
- d) Individual Privacy. Any documents the disclosure of which would constitute an unwarranted invasion of individual privacy are confidential.

4. Copy and other Document Fees. The Association will charge 10 cents per copy for homeowners and 25 cents per copy for non-owners. The charge may not exceed the actual cost for copies as incurred by the Association, said cost to be determined from time to time by the Association and its Manager.

5. If an Owner request copies of Association documents which are not in the possession of the Association, the Owner is responsible for whatever fees and costs are imposed by the entity (CPA, attorney, etc.) holding such records for copy and related costs, including but not limited to labor, materials and postage.

6. If an Owner requests a copy of an Association document which must be retrieved from archives, compiled, generated, certified or authenticated in any way, the Owner is responsible for all fees and costs incurred in the retrieval, compilation, generation, certification or authentication and reproduction of the requested document(s), including but not limited to labor, materials and postage.

This policy may be amended from time to time by the Board.

This policy supersedes any previously adopted policy on the same subject matter.