

Mountain High HOA

Resolution of the Board of Directors

WHEREAS, Article III Section 3.3 of the Mountain High HOA Amended and Restated CC&Rs gives the Board of Directors the powers and duties necessary to conduct the affairs of the Association; and

WHEREAS, in 2018 a dispute arose between Mountain High HOA and J L Ward Co regarding ownership of a portion of Mountain High Drive extending from Willow Creek to China Hat Road; and

WHEREAS, the Board of Directors and J L Ward Co reached a comprehensive agreement to settle the key issues in dispute and the resulting Settlement Agreement was presented to Mountain High HOA homeowners in October 2019 and approved by 243 of 252 lot owners (94% voting yes); and

WHEREAS, the vote to approve Settlement Agreement also authorized the Mountain High HOA Board of Directors to take all steps necessary to effectuate the Settlement Agreement; and

WHEREAS, the Board of Directors and J L Ward Co and respective legal counsel have negotiated in good faith to develop a series of legal documents to effectuate the terms of the Settlement Agreement, including, but not limited to:

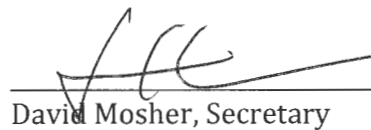
- Declaration of Restrictive Covenant (No Parking on Mountain High Drive)
- Declaration of Restrictive Covenant (No residential subdivision of Tract 1)
- Multipor Quitclaim Deed
- Quitclaim for Tract 6 (Mountain High HOA to JL Ward)
- Recordable Deed Restriction (Settlement Agreement)
- Road Easement (JL Ward to HOA over Mountain High Drive)
- Road Easement (Mt. High HOA to Ward for Tract 1); and

WHEREAS, under guidance from two separate legal counsel, the Board of Directors has confidence that the legal documents listed above have been impartially drafted, thoroughly reviewed and are ready to be executed allowing the dispute between Mountain High HOA and J L Ward Co to be permanently resolved; and

NOW, THEREFORE BE IT RESOLVED the Mountain High HOA Board of Directors, at a properly noticed special board meeting does hereby resolve to approve and authorize Board Co-President, Lee Vasche, Board Co-President Howard Hall and Board Secretary, David Mosher to sign where required the aforementioned documents between Mountain High HOA and J L Ward Co..

 2/11/2020

Lee Vasche, Co-President Date

 2/11/20

David Mosher, Secretary Date

 2-11-20

Howard Hall, Co-President Date