

**RESOLUTION
OF
CREEKSIDE I HOMEOWNERS' ASSOCIATION**

WHEREAS, the Board of Directors (“Board”) of Creekside I Homeowners’ Association (“Association”) has received questions from an owner about signatures on the Amended, Restated, and Consolidated Declaration of Covenants, Conditions and Restrictions for Creekside (First, Second, and Fifth Filings) City of Longmont, Boulder County, Colorado (“Consolidated Declaration”), as recorded in the real property records of Boulder County, Colorado.

WHEREAS, an owner has questioned the impact of Renee Hartsook signing the Consolidated Declaration.

WHEREAS, Ms. Hartsook had previously resigned her position as Secretary of the Association before acknowledging the Consolidated Declaration as Secretary of the Association.

WHEREAS, the original covenants amended and consolidated by the Consolidated Declaration provide that the President of the Association must execute any amendment, and the Secretary must attest to the President’s signature.

WHEREAS, the Consolidated Declaration provides that Ms. Hartsook certifies the approvals needed for the Consolidated Declaration and includes a notarized acknowledgment from Ms. Hartsook.

WHEREAS, Ms. Hartsook had served as Secretary of the Association from the time of her appointment until November 8, 2022.

WHEREAS, Ms. Hartsook had knowledge of the sufficiency of votes received to approve the Consolidated Declaration.

WHEREAS, the Association’s Secretary position was not otherwise filled at the time Ms. Hartsook signed the Consolidated Declaration.

WHEREAS, the Association’s Board of Directors received legal guidance in support of Ms. Hartsook signing the Consolidated Declaration despite her prior resignation from the Secretary position.

WHEREAS, controlling law does not mandate certification or notarized acknowledgment of an amended declaration by both the president and secretary of an owners’ association like Creekside.

WHEREAS, the Consolidated Declaration was properly approved by owners and whose approvals are not made void or voidable as a result of Ms. Hartsook’s signature on the document.

WHEREAS, the Association, through its Board of Directors, desires to ratify and validate the Secretary signature on the Consolidated Declaration and correct any defect, whether real or perceived, in the execution of the document.

NOW THEREFORE, the Board of Directors of Creekside I Homeowners' Association hereby resolves to ratify signing of the Amended, Restated, and Consolidated Declaration of Covenants, Conditions and Restrictions for Creekside (First, Second, and Fifth Filings) City of Longmont, Boulder County, Colorado by Renee Hartsook as Secretary of the Association on December 14, 2022. The Board specifically ratifies Ms. Hartsook's appointment as Secretary on December 14, 2022. The Board further ratifies Ms. Hartsook's resignation or removal from the position of Secretary as of December 15, 2022.

The undersigned, being the President of Creekside I Homeowners' Association certifies that the foregoing Resolution was adopted by the Board of Directors of the Association at a duly called and held meeting or by written action of the Board of Directors on September 29, 2025, and, in witness thereof, the undersigned has subscribed his name.

CREEKSIDE I HOMEOWNERS'
ASSOCIATION

By: 
President