

**RESOLUTION 11.04.10  
BOARD OF DIRECTORS  
HOLIDAY ACRES PROPERTY OWNERS ASSOCIATION**

**Whereas,** Holiday Acres Property Owners Association is a registered, non – profit association with the State of Colorado; and

**Whereas,** it has been deemed to be a conforming, Colorado Common Interest Ownership Act community by the Appellate Justices for the State of Colorado; and

**Whereas,** in accordance with the provisions of the aforementioned Colorado Common Interest Ownership Act, that specify that when an Association incurs costs on the behalf of all residents in the subdivision, that all costs are expected to be paid by all owners collectively; and

**Whereas,** that it is acknowledged that since annual dues are low and the cost to pursue legal recourse to enforce non-payment for those in arrears is not financially prudent; and

**Whereas,** the traditional statutory lien is waived by federal mandate pertinent to foreclosure/bank owned properties to a period six (6) months prior to title acquisition by the financial institution; now therefore, be it

**Resolved,** that effective immediately the Holiday Acres Board of Directors deems it essential to initiate a \$25.00 Property Transfer Fee and a \$50.00 Document Fee be instituted for all properties.

Adopted this 4th day of November, 2010.

  
Cathy Justus- Secretary

