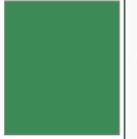


ASSOCIATION TERMINOLOGY

EAGLEPOINTE TOWNHOMES - 301 EAGLE SUMMIT PT. – COLORADO SPRINGS, CO 80919



What is a community association? A community association is a non-profit corporations, comprised of a group of owners, whose collective purpose it is to preserve, maintain, and enhance their “community” for the financial benefit of its owners and the desirability of its residents.

Just what is “community?” Community is a *dynamic whole that emerges* when a group of people participate in common practices, depend upon one another, make decisions together, identify themselves as part of something larger, and commit themselves for the long term to their own, and on another’s, and the group’s well-being.

Here are some definitions of common terms you should be familiar with to better understand our Association:

Assessments are the annual “fees” established by the Association through its approved budget that the Owners are obligated to pay as their share of the expenses of the Association. Assessments are payable monthly, however Members can pre-pay their assessments if they choose. When referring to an “assessment,” it includes regular assessments and any special assessment that may be approved, plus late fees and legal fees incurred if paid late.

Board means the elected Board of Directors of the Association, which is the decision-making body of the corporation, empowered to manage the operations of the Association through State Statutes and the governing documents. The Board may act on behalf of the Association without any vote of consent of the Members.

Board Representatives means the Association’s President (or acting President) or other member who is expressly authorized by the Board to act as liaison with the Managing Agent (Mountain Crest Properties).

Committee means any standing our ad hoc group of individuals appointed by the Board in accordance with the governing documents.

Community Association Manager means the person employed by the Association (through his/her management company) having responsibility for caring out the terms of the Management Agreement (along with other management staff members). The Manager reports to the Board of Directors, not the Members, because management is employed by “the corporation” which is represented by the Board of Directors.

Officers include the Association’s President, Vice President, Secretary and Treasurer. Officers are elected for a 3 year term but may serve consecutive terms.

Owner and **Member** are used synonymously, meaning any individual, group or entity who owns, in whole or in part, a unit or a lot in the Community.

Resident is an individual who lawfully occupies a residence in the community.