

**SUNRISE RIDGE HOMEOWNERS ASSOCIATION
RESERVE STUDY AND FUNDING POLICY
AND INVESTMENT OF RESERVES POLICY**

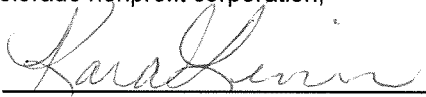
1. Background. The plats for Sunrise Ridge identify Tract A as drainage and utility easement. The Association has maintenance obligations for area identified as Tract A. The Association does not own any other common property. The maintenance obligations for Tract A are addressed in the Association's operating budget. The Association does not maintain a reserve account.

3. Reserve Study and Funding Policy. The Association does not have and does not plan to have a reserve study for Tract A based on current limited maintenance obligations. For the above reasons, there is no reserve funding policy.

4. Investment of Reserves. Since the Association owns minimal real property in the Community, the Board has determined that there is no need for a reserve fund. However, in the event that a reserve account is established in the future, directors and officers would be required to comply with the statutory standard of care, including investment of reserves in good faith, in a manner the director or officer reasonably believes to be in the best interest of the Association, and with the care that an ordinarily prudent person in a like position would exercise in similar circumstances.

This Reserve Study and Funding Policy and Investment of Reserves Policy was adopted by the Board of Directors on this 15th day of October, 2019.

SUNRISE RIDGE HOMEOWNERS ASSOCIATION
a Colorado nonprofit corporation,

By: 
Its: President