REGENCY AT MONTAINE COMMUNITY ASSOCIATION, INC.
AMENITY RENTAL POLICY

The following action is taken by consent of all of the members of the Board of Directors of Regency at Montaine Community Association, a Colorado non-profit corporation ("Association"), in lieu of a Meeting of the Board of Directors, pursuant to authority granted by the Declaration and Bylaws of the Association, and in accordance with Section 7-128-202 of the Colorado Revised Nonprofit Corporation Act.

Adoption of the Amenity Rental Policy

Effective Date: November 8, 2026

WHEREAS, the Board of Directors of the Association has the authority to adopt rules and regulations, pursuant to Section 5.2(i) of the Association Bylaws and C.R.S. § 38-33.3-302(1)(a);

WHERAS, the Board of Directors of the Association has the duty to manage, operate, and control the Common Area and has the authority to adopt reasonable rules regulating the Common Area, pursuant to Section 7.1(c) of the Association Declaration;

WHEREAS, the Common Area includes the following Amenities within the Montaine Community: Regency Clubhouse Amenity Center, Pavilion, Bocce Ball Courts, Great Lawn, Amphitheatre, and Tennis and Pickleball Courts; and

WHEREAS, the Board of Directors of the Association believes that it is in the Association's best interests to adopt the following Policy regulating the private rental of the Amenities.

NOW, THEREFORE, the Board of Directors adopts the following Policy regulating the private rental of the Amenities:

1. Any event or gathering held by an Owner which uses the Amenities and which is open to the entire Montaine community membership will not be subject to a rental fee. An event will be considered open to the entire Montaine community if such event has been approved and posted on the community calendar, byt the HOA staff on the Association website.

2. Any event or gathering, including those held by an Owner, which is NOT open to the entire Montaine community membership will be considered a private event and subject to a rental fee.

3. During the Declarant Control period, Declarant may rent any or all portions of the Amenity Center per Article 12 of the Association's Declaration of Covenants, Conditions and Restrictions.

4. The Amenity Center may not be reserved more than six (6) months in advance.

5. Current rental fees for the Amenities, including required deposits and cleaning fees, are detailed on the Association's Amenity rental pricing grid found on the community website. The prices are subject to annual review and adjustment by the Board of Directors.

6. The person renting the Amenities is responsible for the actions of any and all guests or invitees who participate in the event. The person renting the Amenities is responsible for any damage to Montaine property which results from the private event.

7. Alcohol must be served by a TIPS certified bartender.

8. No loud or obnoxious noises are permitted after 10:00pm or before 8:00am.

9. All private rentals are subject to the covenants contained in the Association's Declaration and any rules and regulations adopted by the Association.

10. Any equipment or furniture which has not been rented from the Association must be removed from the Montaine Community property within twenty-four (24) hours of the end of the rental period.

11. No parking for a private rental is allowed on Water Avens Drive. Vehicles may be parked in the designated parking lot and overflow parking lot and along Montaine Circle.

12. No persons under nineteen (19) years of age are allowed in the interior of the Regency Clubhouse Amenity Center without approval of management or the Board of Directors.

13. Rental requests must be submitted to management and are subject to approval by the Board of Directors, Management, or the Social Committee for the Association.

This Policy shall replace and supersede all previous policies, rules, and regulations regarding the subject matter.

In the event that a court of competent jurisdiction finds any portion of this policy void or otherwise unenforceable, the other provisions shall remain in full force and effect.

The undersigned hereby certifies that the foregoing Policies, Rules, and Regulations were adopted and made a part of the minutes of the meeting of the Board of Directors of the Association conducted on the_____ day of_____, 20_____.