



- H. Financial records sufficiently detailed to enable the association to comply with Colorado Common Interest Ownership Act section 38-33.3-316(8) concerning statements of unpaid assessments;
- I. The association's most recent reserve study, if any;
- J. Current written contracts to which the association is a party and contracts for work performed for the association within the immediately preceding two years.
- K. Records of executive board or committee actions to approve or deny any requests for design or architectural approval from lot owners;
- L. Ballots, proxies and other records related to voting by lot owners for one year after the election, action or vote to which they relate;
- M. Resolutions adopted by the board of directors relating to the characteristics, qualifications, rights, limitations and obligations of members;
- N. All written communications within the past three years to all property owners;
- O. All records maintained by the Association must be available for examination and copying by an Owner or the Owner's authorized agent. The Association may require Owners to submit a written request, describing with reasonable particularity the records sought, at least ten (10) days prior to inspection or production of the documents and may limit examination and copying times to normal business hours or the next regularly scheduled executive board meeting if the meeting occurs within thirty (30) days after the request. Notwithstanding any provision of the Declaration, Bylaws, Articles or rules and regulations of the Association to the contrary, the Association may not condition the production of records upon a statement of a proper purpose;
- P. A membership list or any part thereof may not be obtained or used by any person for any purpose unrelated to an Owner's interest as an Owner without written consent from the executive board. A membership list or any part thereof may not be:
  - a. Used to solicit money or property unless such money or property will be used solely to solicit the votes of the property owners in an election to be held by the Association;
  - b. Used for any commercial purpose;
  - c. Sold to or purchased by any person
- Q. Records maintained by the Association may be withheld from inspection and copying to the extent that they are of concern:
  - a. Architectural drawings, plans and designs, unless released upon the written consent of the legal owner of the drawings, plans or designs;
  - b. Contacts, leases, bids or records related to transactions to purchase or provide goods and services that are currently in or under negotiation;
  - c. Communication with legal counsel that are otherwise protected by the attorney-client privilege or the attorney work product doctrine;
  - d. Disclosure of information in violation of law;
  - e. Records of an executive session of an executive board;
- R. Records maintained by the Association are not subject to inspection and copying and they must be withheld, to the extent that they are of concern: