

HIGHLAND PARK 3 ASSOCIATION, INC.
INVESTMENT POLICY

Effective Date: June 5, 2018

In compliance with the Colorado Common Interest Ownership Act and the Declaration of Protective Covenants for Highland Park, Filing 3 the Board of Directors desires to adopt a uniform and systematic policy regarding investment of reserves. The Association hereby adopts the following policy and procedures relating to investment of reserve funds:

1. The Board of Directors shall establish the amount to be transferred to reserve funds on an annual basis. The amount shall be reflected in the budget.
2. Reserves may be invested in certificates of deposit, money market deposit accounts, money market funds, U.S. treasury and government obligations, municipal bonds and other state obligations, and other investments recommended by a financial advisor pursuant to the Association's investment goals. No funds shall be deposited or invested except in authorized investment funds. All investments must be insured by FDIC, SIPC or comparable insurance.
3. The reserve funds shall be invested to achieve the following goals, in descending order of importance:
 - 3.1. Promote and ensure the preservation of principal;
 - 3.2. Structure maturities to ensure liquidity and accessibility of funds for projected or unexpected expenditures;
 - 3.3. Mitigate the effects of interest rate volatility upon reserve assets;
 - 3.4. Seek the highest level of return that is consistent with preserving the principal and accumulated interest;
 - 3.5. minimize investment costs.
4. The Board may consider the following circumstances in investing reserve funds:
 - 4.1. General economic conditions;
 - 4.2. Possible effect of inflation or deflation;
 - 4.3. expected tax consequences;
 - 4.4. Role that each investment plays in the overall investment portfolio;
 - 4.5. Other resources of the Association.

5. All accounts, instruments and other documentation of such investments shall be subject to the approval of, and may from time to time be amended by, the Board of Directors as appropriate, and shall be reviewed at least once per year.

6. The President and Treasurer (or President and Manager, if any) shall be authorized and empowered with majority approval by the Board to purchase, invest in, acquire, sell or assign any and all types and kinds of investments meeting the goals in paragraph 3; and to enter into agreements, contracts and arrangements with respect to such security transactions and to execute, sign or endorse agreements on behalf of the Association. Board approval shall be recorded in the minutes. Any investment or contractual agreement, as well as the withdrawal or transfer of funds, shall require the signature of two of the aforementioned persons. In the event of illness or absence of either the President or Treasurer, a majority of the remaining Board members may authorize and empower one of the elected Directors to fulfill the above described duties.

7. The Association shall carry fidelity insurance to protect against theft or dishonesty from anyone with access to the reserve funds, to the extent such insurance is reasonably available.

8. The Association's manager, if any, or other person designated by the Board shall maintain monthly statements, including detailed accounting of current values, income and all transactions.

IN WITNESS WHEREOF, the undersigned certifies that this Investment policy was established by the Declarant in its role as the initial Board of Directors of the Highland Park 3 Association, Inc.

HIGHLAND PARK 3 ASSOCIATION, INC.
By LITTLE LONDON, LLC, DECLARANT


By Douglas H. Barber-Member