

Reception# 781490
02/02/2010 11:22:28 AM Jean Alberico
1 of 4 Rec Fee:\$21.00 Doc Fee:\$0.00 GARFIELD COUNTY CO

GRASS MESA HOMEOWNERS ASSOCIATION
(a Colorado nonprofit corporation)

RESOLUTION OF THE BOARD OF DIRECTORS
No. 2008-03

The undersigned, being all the members of the Board of Directors of the Grass Mesa Homeowners Association, a Colorado nonprofit corporation (the Association), pursuant to the authority vested in the Board as hereinbelow described, acting at its regularly scheduled and duly noticed meeting held on the 8th day of November, 2008, hereby approves and adopts the following resolution:

RECITALS:

WHEREAS, the Grass Mesa Homeowners Association is vested with the authority and duty to enforce the terms and conditions of the Articles, Bylaws and Declaration of Easements, Restrictions and Covenants for Grass Mesa Ranch (ACovenants), recorded on June 7, 1983 with the Clerk & Recorder for Garfield County, Colorado, in Book 628 at Page 503 as Reception No. 342393 (and all duly approved, executed and recorded amendments thereto); and

WHEREAS, the Board of Directors is authorized to act on behalf of the Association; and

WHEREAS, The duties of the Board of Directors includes the duty to exercise all powers as may be properly assigned to it; to approve, or disapprove the design, sitting and location of all improvements included within the area known as Grass Mesa Ranch, Garfield County, Colorado, for conformity and harmony with any properly adopted plan or plans of development or covenants restricting the use of said lands; and further, to exercise all rights properly assigned to it for enforcing any and all covenants, limitations or restrictions governing the use and occupancy of said lands and the construction and alteration of structures and improvements upon any part of said lands, in accordance with the provisions of the Protective Covenants for Grass Mesa Ranch.

NOW, THEREFORE, BE IT RESOLVED:

1. The undersigned members of the Board of Directors of the Grass Mesa Homeowners Association unanimously consent to adopt the recommendations of the Architectural Control Committee for Grass Mesa, said recommendation being attached hereto and made a part of this Resolution.

2. The undersigned members unanimously recommend that the members of the Association ratify and approve this Resolution, if such adoption requires membership approval.

IN WITNESS WHEREOF, the undersigned, being all of the duly-elected members of the Board of Directors of the Grass Mesa Homeowners Association, unanimously approve this



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Resolution No. 2008-03, as of the Effective Date identified above.

Mike McGuire, Member,
Board of Directors

Matt McKenna, Member, Board of Directors

Rebecca Brock, Member, Board of Directors

ATTEST:

Connie Long, Secretary/Property Manager
for the Association

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GRASS MESA HOMEOWNERS ASSOCIATION
(a Colorado nonprofit corporation)
ARCHITECTURAL COMMITTEE RULES AND REGULATIONS

Pursuant to the Declaration of Easements, Restrictions and Covenants for Grass Mesa Ranch, recorded June 7, 1983 in Book 628, at Page 503 as Reception No. 342393, as amended, and the Articles of Incorporation for the Grass Mesa Homeowners Association filed June 7, 1983 with the Colorado Secretary of State, and C.R.S. § 38-33.3-302, the Architectural Committee for the Grass Mesa Homeowners Association duly adopts the following Rules and Regulations concerning residential development within Grass Mesa Ranch:

1. Prior to any development of any Lot in Grass Mesa Ranch, the owner(s) of said Lot shall submit to the Architectural Committee a Site Plan of the proposed development. Said Site Plan shall include the location of any dwelling and/or outbuildings on the lot as well the location of any driveways, utilities, leach field, culverts and any and all other improvements to be constructed on the Lot.
2. If the owner(s) of any Lot seeks to submit an application for subdivision with the Garfield County Planning & Zoning Commission, said plan must be first approved by the Grass Mesa Homeowners Association's Architectural Committee. The approval of any subdivision plan shall be binding upon the Architectural Committee's assessments of potential impacts to the common elements owned by the Grass Mesa Homeowners Association, the infrastructure required to meet the needs of subdivided lots including, but not limited to, utilities installation, sewage/leach field placements and water accessibility for domestic and irrigation purposes. Said approval shall not be unreasonably withheld.
3. If any lot is subdivided into parcel less than 20 acres in size, no accessory dwelling units (ADU) shall be permitted.
4. All lots subsequently attaining the approval for subdivision shall pay to the Grass Mesa Homeowners Association a special assessment fee in the amount of \$10,000.00 per subdivided lot for damage and impacts to common elements of the Association.
5. Each subdivided lot shall become a distinctly separate lot from the original lot and, as such, shall be assessed Association assessments in equal proportions to all other lots within the Association.

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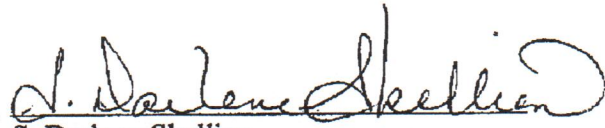
6. Any fire protection holding tank and/or pond must be filled and maintained from outside water sources.

The foregoing Rules and Regulations of the Architectural Committee for Grass Mesa Homeowners Association shall become an amendment to the Declaration of Easements, Restrictions and Covenants for Grass Mesa Ranch Homeowners Association and duly recorded in the books and records of Garfield County, Colorado. Failure to comply with the foregoing Rules and Regulations shall permit the Grass Mesa Homeowners Association to all collection procedures allowed said Declaration of Easements, Restrictions and Covenants and C.R.S. § 38-33.3-316, et seq.

DATED: November 8, 2008

GRASS MESA HOMEOWNERS ASSOCIATION
ARCHTITECURAL COMMITTEE:


Jeffrey C. Lange


S. Darlene Skellion


Michael Meskin