

**Resolution 2008-11
Of the Board Of Directors of the
Pagosa Lakes Property Owners Association**

**A Resolution Revising the Environmental Control Committees' Building Permit Process
and Replacing Resolution 2006-01**

WHEREAS, the Colorado Common Interest Ownership Act enumerates at Section 38-33.3-302(1)(a), C.R.S., the power to “Adopt and amend bylaws and rules and regulations” as a power granted unit owners’ associations, which power is applicable to PLPOA under Section 38-33.3-117(1)(i), C.R.S.; and

WHEREAS, the Declarations state that “The general purpose of the Association is to further and promote the community welfare of property owners in the Subdivision”, and

WHEREAS, the Articles of Incorporation empower the Association at Article Three “to exercise all powers granted by law to non-profit corporations and to do all lawful things and acts for the betterment of its members and promotion of their interests...”, and

WHEREAS, Article I of the Bylaws charges the Association to “Improve, protect and enhance the quality of life and environment and preserve property values at Pagosa Lakes”, and

WHEREAS, the Board of Directors finds harmony in the provisions of the Colorado Common Interest Ownership Act, the Declarations, the Articles of Incorporation and the Bylaws; and

WHEREAS, the Environmental Control Committee has conducted research and has approved and recommended to the Board the adoption of the attached “Building Permit Process” to incorporate the enclosed rules and regulations into the scheme of enforcement; and

WHEREAS, the Association is desirous of having rules and regulations for construction and architectural and environmental review of all improvements taking place in Pagosa Lakes in order to protect property values and enhance quality of life for and in the common interest of all owners; and

WHEREAS, the Board of Directors approved a motion to accept the Environmental Control Committee’s Building Permit Process on October 9, 2008; now

THEREFORE BE IT RESOLVED by the Board of Directors that the Environmental Control Committee’s Building Permit Process, effective October 9, 2008, be formally adopted by Resolution 2008-11, rescinding Resolution 2006-01.

ADOPTED, this 9th day of October, 2008 by the Pagosa Lakes Property Owners Association Board of Directors.

**PRESIDENT'S
AND SECRETARY'S**

CERTIFICATION: The undersigned, respectively being the President and Secretary of Pagosa Lakes Property Owners Association, a Colorado nonprofit corporation, certify that the foregoing Resolution 2008-11 was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on 9 October, 2008, and in witness thereof, the undersigned have subscribed their names.

PAGOSA LAKES PROPERTY OWNERS ASSOCIATION, a Colorado nonprofit corporation,

By: _____
Gary Gray, President

ATTEST:

By: _____
Paul Boyd, Secretary