

**PAGOSA LAKES PROPERTY OWNERS ASSOCIATION**  
**Clubhouse User Fees**  
**RESOLUTION 2008-14**

Replacing resolution 05-09, Pagosa Lakes Clubhouse User Fees,

**WHEREAS**, the Pagosa Lakes Property Owners Association was incorporated under the laws of the State of Colorado on February 29<sup>th</sup>, 1972, and;

**WHEREAS**, the Declarations of Restrictions for Pagosa Lakes subdivisions, allow for the Pagosa Lakes Property Owners Association to implement Policies for the Association, and;

**WHEREAS**, The Colorado Common Interest Community Act (as amended through September 2003), specifically Section 38-33.3-302, states the Association may impose and receive any payments, fees or charges for the use, rental, or operation of the common elements;

**NOW THEREFORE**, be it resolved by the Board of Directors that:

1. The name of the building commonly known as the community center is now the "Pagosa Lakes Clubhouse".
2. Pagosa Lakes Clubhouse daily user fees will be as follows:

Large room	\$110.00
Small room	\$70.00
Both rooms	\$180.00

User fees may be increased or decreased from time to time. All user fees will be equal to all users without exception.
3. Sponsored groups as defined in Attachment.
4. Special use group is a group of individuals sponsored by a property owner in good standing, who rent the facility on a one time, or continuing basis for the purpose of conducting special events of some kind that have been approved by the General Manager on an individual basis.
5. Special use and individual groups will pay a refundable cleaning/damage deposit of \$200.00 that will be returned, within 7 days, following a satisfactory inspection of the building by staff. Additional cleanup or repairs performed by staff will be deducted from the deposit at current rates.
6. Fees and deposits will be returned if the use request is cancelled 24 hours prior to the scheduled rental time.
7. Both groups will have the use of the facility chairs, tables, kitchen facility and utilities at

no additional charge. Groups will provide for all other needs.

**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 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 13 November, 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: \_\_\_\_\_  
John Meyer, Secretary