

**RESOLUTION 2008-02
OF THE BOARD OF DIRECTORS
OF
PAGOSA LAKES PROPERTY OWNERS ASSOCIATION, INC.
Pertaining to Snow Removal Equipment**

Whereas Resolution 2005-10 of The Board Of Directors of the Pagosa Lakes Property Owners Association, Inc., entitled "Adoption of policy regarding adoption and amendment of policies, procedures, and rules" was adopted the 8th day of December 2005 by the PLPOA Board of Directors, states the following:

Whereas, the Declarations of Restrictions for Pagosa Lakes subdivisions recorded with the Clerk and Recorder of Archuleta County, Colorado, and which are subject to certain provisions as contained in the Colorado Common Interest Ownership Act of 1991 have granted the Association the right to create Rules and Regulations for owners within the Association, and;

Whereas, Colorado Senate Bill 05-100 was signed into law by the Governor of the State of Colorado on June 6, 2005 and;

Whereas, Colorado Senate Bill 05-100, Section 38-33.3-209.5, Responsible governance policies, states:

To promote responsible governance, associations shall: adopt policies, procedures, and rules and regulations concerning procedures for the adoption and amendment of policies, procedures, and rules, and;

Whereas, Master Declaration of the Pagosa Lakes Property Owners Association was filed for record with the Archuleta County Clerk and Recorder's office on June 24, 1970 at Book 122, Page 224, Reception No. 73297 and any supplements of amendments thereto, and;

Whereas, the Master Declarations, Article 5, Land Use and Improvements, Section A states: "(1) Uses Permitted

- (a) One, single family dwelling per lot
- (b) Use, buildings and structures customarily incidental to single family dwelling" and;

Whereas, the Master Declarations, Article 7, General Prohibitions and Requirements, Section M states: " No noxious, offensive, or illegal activities shall be carried on on any lot nor shall anything be done on any lot that shall be or become an unreasonable annoyance or nuisance to the neighborhood."

Whereas, the Association has not previously set forth allowances for snow removal equipment;

Therefore, snow removal equipment, for removal of snow on a property, will be allowed from Dec. 1 until April 1st of each year, or earlier and later than the aforementioned dates with Association approval.

THEREFORE; BE IT RESOLVED Resolution 2008-02 was ADOPTED this 13th day of March 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 2008-02 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 March 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: _____
Fred Ebeling, Secretary