

**Pagosa Lakes Property Owners Association  
RESOLUTION 2024-06  
OF THE BOARD OF DIRECTORS OF  
PAGOSA LAKES PROPERTY OWNERS' ASSOCIATION, INC.  
Resolution Revising Project Permit Process, Updating Sections 3.1.31 – 3.1.31-6 and 3.1.20.1**

**WHEREAS**, The Declaration of Restrictions and Bylaws governing the Pagosa Lakes Property Owners' Association, allow for the implementation of Rules and Regulations for the Association, and require a project application and ECC approval for improvements to a property, and;

**WHEREAS**, The Declaration of Restrictions, Association Bylaws, Resolutions, Rules and Regulations adopted by the PLPOA Board of Directors are established and enforced for the benefit and protection of all property owners, and;

**WHEREAS**, There is statutory authority for such enforcement in the State of Colorado Statutes: including C.R.S. 38-33, 3-117 and 302(1)(a)(o)(p)(q);

**WHEREAS**, The Board wishes to update the Project Permit Process to include requiring a permit for the use of temporary / seasonal construction containers / trailers and dumpsters on the lot.

**THEREFORE**, the following addition to the Project Permit Process will consist of adding section 3.1.31 as noted below, shall be established:

**3.1.31 Temporary / Seasonal / Construction Structures:**

Temporary is defined as an item or structure put up on a "temporary" basis to last no longer than 6 months, until a permanent structure can be erected and takes its place.

Seasonal is defined as an item or structure that is put up for a specific purpose for a 6-month time frame, usually for the summer or winter, that can be recurring every year for that same 6-month "seasonal" period.

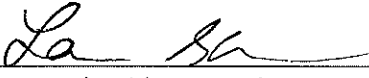
Construction is defined as portable containers utilized to store and secure construction materials, equipment, tools, and household belongings. These containers may be steel shipping containers, zircons, commercially available portable boxes or containers (U-Haul) or box / flatbed trailers.

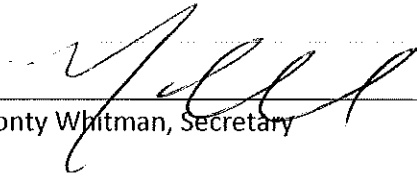
3.1.31.6 All construction containers/trailers shall require an application and written approval by the ECC. These may be included in applications for other projects or standalone requests. Permits are valid for 6 months and require a permit extension if needed beyond the initial 6-month period. If a second permit extension is needed to go beyond 12 months, justification must be presented to the ECC and obtain the Committee's approval. These must be removed from the property before the permit is closed and cannot be used as a permanent solution or part of any structure. These items may not be place for use of storage for other properties. Construction containers/trailers may be placed anywhere on the property to not cause any disturbance to neighboring properties and with consideration to drainage and landscaping.

3.1.20.1 Dumpsters during construction/remodel shall require an application and written approval by the ECC. Permits are valid for 6 months and require a permit extension if needed beyond the initial 6-month period. If a second permit extension is needed to go beyond 12 months, justification must be

presented to the ECC and obtain the Committee's approval. Dumpsters utilized for this purpose do not require screening and must be removed from the property before the permit will be closed.

PRESIDENT'S AND SECRETARY'S CERTIFICATION: The undersigned, respectfully being the President and Secretary of the 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 duly called and held meeting of the Board of Directors of the Association on November 14, 2024 And in witness thereof, the undersigned have subscribed their names.

By:   
Lars Schneider, President

Attest:   
Monty Whitman, Secretary