

RESOLUTION 2002-2

PUEBLO WEST COMMITTEE OF ARCHITECTURE

The Pueblo West Committee of Architecture, a Colorado nonprofit corporation ("PWCOA"), also known as the "Committee", at a meeting on December 6, 2002 at which time a quorum was present, adopted the following Resolution to become effective on December 15, 2002:

RECITALS

A. The general purpose of PWCOA is to provide for the maintenance of a high standard of architecture and construction in such a manner as to enhance the aesthetic properties and structural soundness of the developed subdivision.

B. PWCOA shall be guided by and controlled by the Declaration of Reservations except when, in their sole discretion, good planning would dictate to the contrary.

C. PWCOA is charged with a task of enforcing certain conditions, covenants and restrictions called the Declaration of Reservations (the "Declaration") respecting the development, improvement, protection, maintenance, and use of real property located in Pueblo West.

D. The Declaration provides that PWCOA may adopt reasonable rules and regulations in order to carry out its duties of providing for the maintenance of a high standard of architecture and construction in such a manner as to enhance the aesthetic properties and structural soundness of the community.

E. The Declaration in part states:

"No building, including farm structures of any kind, fence, patio, or other structure shall be erected, altered, added to, placed, or permitted to remain on said lots or any of them or any part of any such lot until and unless the plans showing floor areas, external design, structural details and the ground location of the intended structure along with a plot plan have been first delivered to and approved in writing by the Committee...."

F. PWCOA has historically and consistently required a principal building in residential and commercial zones as a part of any development of lots in Pueblo West and prior to or as a condition of the approval of any accessory buildings or accessory structures.

G. PWCOA finds that accessory structures are only incidental to the principal use or principal structure that are permitted by the Declarations.

H. PWCOA finds and concludes that it is reasonable and required by good planning to require a principal building for the use of the property prior to the approval of any other accessory building, structure, or any other development of the property.

THEREFORE, IT IS RESOLVED that the approval of accessory buildings, structures, or any other development of a property in Pueblo West shall require the prior approval or simultaneous approval by PWCOA of the principal building on that property.

A motion to adopt this Resolution was made, seconded and carried by PWCOA on the 6th day of December, 2002.

Dated and signed in Pueblo West, Colorado this 6th day of December, 2002.

PUEBLO WEST COMMITTEE OF ARCHITECTURE

By Mike Kratz pres.
Mike Kratz, President

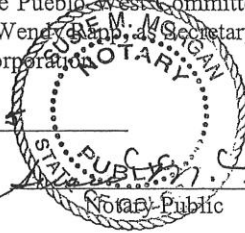
ATTESTED:

Wendy Rapp
Wendy Rapp, Secretary

STATE OF COLORADO)
) ss.
COUNTY OF PUEBLO)

The foregoing instrument was acknowledged before me this 6th day of December, 2002 by Mike Kratz as President of the Pueblo West Committee of Architecture, a Colorado nonprofit corporation, and attested to by Wendy Rapp, Secretary of the Pueblo West Committee of Architecture, a Colorado nonprofit corporation.

My Commission Expires: 12-28-05


M. Morgan
Notary Public