

RESOLUTION

PUEBLO WEST COMMITTEE OF ARCHITECTURE

The Pueblo West Committee of Architecture, (“PWCOA”), a Colorado non-profit corporation, met this 23rd day of May, 2019, at which time a quorum was present and adopted the following Resolution to be effective on this 23rd day of May, 2019:

RESOLUTION 2019-1

WHEREAS, 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, and;

WHEREAS, PWCOA is charged with a task of enforcing certain conditions, covenants, and restrictions called a Declaration of Reservations respecting the development, improvements, protection, maintenance, and use of real property located in Pueblo West; and

WHEREAS, 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; and

WHEREAS, the Declaration generally provides the rear yard on A3 and A4 zoned property shall be at least one hundred fifty (150) feet; and

WHEREAS, the properties located in Tract 235 are zoned A4; and

WHEREAS, the properties located in Tract 235 are only 150’ in depth; and

WHEREAS, the rear yard should be 50’ as in various other A3 zoned properties;

NOW THEREFORE, BE IT RESOLVED good planning would dictate the rear yard shall be maintained to at least fifty (50) feet from the property line to the nearest building line, excepting fences, walls, and hedges when used as a property or boundary line separation.

