

**RESOLUTION OF THE
COLUMBINE KNOLLS HOMEOWNERS ASSOCIATION**

SUBJECT: Revocation of prior mobile unit policy and procedure

PURPOSE: To provide notice of the Association's revocation of a prior mobile unit policy

AUTHORITY: Protective Covenants for Columbine Knolls, Filing No. 1, 2,4,5,6,7,8,9 and Columbine Grove Filing 1 (the "Declaration"), By-laws of the Columbine Knolls Homeowners Association ("Bylaws"), Articles of Incorporation of Columbine Knolls Homeowners Association ("Articles"), and Colorado law

EFFECTIVE

DATE: January 1, 2008

RESOLUTION:

Whereas Section B-6 or C-6, where appropriate, of the Declaration prohibits Trailers or like Mobile Units to remain upon any Lot either temporarily or permanently;

Whereas on October 12, 1993, the previous Board of Directors, without recording an instrument signed by a majority of the then owners of the Lots, and therefore not an effective or enforceable amendment to the Declaration, adopted the Columbine Knolls Policy Plan Regarding Storage of Mobile Units ("Previous Policy");

Whereas the Previous Policy was contrary to the Declaration;

Whereas the present Board desires to comply with the governing documents of the Association and, in doing so, finds it is necessary to revoke the Previous Policy, for the proper management of the Columbine Knolls community ("Community");

Therefore, the Board, on behalf of the Association, hereby adopts the following resolution:

1. **Definition of Trailers or like Mobile Unit.** As used in the Declaration and in this Resolution, "Trailer or like Mobile Unit" shall mean any motorized or non-motorized vehicles whose primary purpose is for recreation or commercial use. These definitions specifically include but are not limited to jet skis, boats, campers, motorcoaches, house trailers, camping trailers, boat trailers, hauling trailers, vehicles containing cooling and/or bathroom facilities, golf carts, front-end loaders, back hoes, skid-loaders, commercial tractors/vehicles, pile drivers and cranes
2. **Revocation of Previous Policy** The current Board has confirmed that the Declaration was never properly amended to allow for the Previous Policy. Accordingly, the Previous Policy was not legal and did not change the requirements of the Declaration, specifically, the prohibition of Trailers or like Mobile Units in the Community. In order to comply with the Declaration and best serve the common interests of the Community, the Association is hereby revoking the Previous Policy so that it is no longer in effect
3. **Grandfathering Procedure.** The Board acknowledges that the Previous Policy was in effect for over 13 years and that some Owners in the Community may have relied on the Previous Policy for keeping a Trailer or like Mobile Unit(s) on their Lot. In light of this, any Owner who has an existing Trailer or like Mobile Unit on their Lot as of January 1, 2008 or stipulates that they relied on the previous policy in anticipation of being allowed to keep a Trailer or like Mobile Unit shall be authorized to keep such Trailer or like Mobile Unit until January 31, 2013, in order to allow sufficient time for Owners to address the issue by either amending the Declaration or electing (by not amending the Declaration) to return to the original Declaration. Those Owners shall not face Association enforcement action, subject to the following:

A. Registration of Trailer or Like Mobile Unit

1. The Owner shall complete the attached Request for Approval Form Registration of Trailer or like Mobile Unit ("Registration Form") and mail it to the Association at the following address: Columbine Knolls Homeowners Association, c/o Board of Directors, PO Box 620095, Littleton, CO 80162. The Registration Form must be post-marked by February 1, 2008. Registration Forms which are incomplete or not post-marked by February 1, 2008 ("Registration Deadline Date"), will not be considered or approved by the Association.
2. The Board will review all completed Registration Forms post-marked by February 1, 2008. If the Board confirms the Trailer or like Mobile Unit complies with the requirements listed below in Paragraph 3(B), the Board will approve the request.
3. The Board's finding whether approved or not approved, will be sent to the Owner in writing within 60 days of February 1, 2008 (the "Registration Deadline Date").

B. Trailer or Like Mobile Unit Requirements. Only those Trailers or like Mobile Units which comply with all the below requirements at the time of the Board's consideration of the Registration Form or previously approved in writing by the Board, will be approved.

1. The Trailer or like mobile unit will be kept in the back or side yard, screened from view from the street by a six (6) foot solid wood privacy fence. Solid wood privacy fence and/or evergreen planting on the other side may be required for other screening.
2. All abutting neighbors, and those diagonally and/or directly across the street from the property where the Trailer or Like Mobile Unit is to be stored, must agree to the storage/parking of any trailer or like mobile unit that is visible above the six (6) foot solid wood privacy fencing. The board shall be responsible for resolving any question as to which neighbors are abutting and diagonally and/or directly across the street from the property where a Trailer or Like Mobile Unit is proposed to be stored.
3. No Trailer or Like Mobile Unit may be visible above the screening by more than four (4) feet on the front or side street(s).
4. Visibility above the said six (6) foot solid wood privacy fence or screening, outlined in Section B2 and B3, will be determined by measuring the vertical distance between a horizontal line level with the top of the six (6) foot fence or screening and a horizontal line level with the highest point of the Trailer or Like Mobile Unit (including any attachments to the Trailer or Like Mobile Unit).
5. All Trailers or Like Mobile Units must have current tags and license plates as required by Colorado and Jefferson County.
6. No trailer or like mobile unit may be used for living quarters at any time.
7. No commercial truck and/or tractor/trailer unit shall be permitted on any lot any time except for loading/unloading purposes.

4. Trailer or Like Mobile Unit Policy. As of February 1, 2008, the Association will be enforcing Section B-6 or C-6, where appropriate, of the Declaration, which prohibits all Trailers or like Mobile Units on Lots within the Community. Trailers or like Mobile Units will be permitted on front driveways or exposed side yard areas for loading and unloading purposes for 3 - 4 days before or after extended use only. Only those Owners who have complied with the Grand-fathering Procedure, as described above in Paragraph 3 will be authorized to keep a Trailer or Like Mobile Unit on the Lot. The Association shall keep a list of those Trailers or like Mobile Units and corresponding Owners which are grand-fathered in its records. If the Registered Trailer or like Mobile Unit is replaced due to damage or upgrade, then a new Registration Form must be submitted to the Association prior to storage/parking and is subject to approval by the

Board using the requirements in Section 3B. If the Owner sells, conveys, or otherwise transfers the Lot, the Registered Trailer or like Mobile Unit shall no longer be considered Grand-fathered and the new Owner will be subject to the enforcement of Section B-6 or C-6, where appropriate, of the Declaration

5. **Enforcement** Any violation of this Resolution by an Owner, guest, or visitor may result in legal action against the Owner of the corresponding Lot, after notice and an opportunity for hearing.
6. **Definitions** Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration or by Colorado law shall have the same meaning herein
7. **Supplement to Law** The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Community.
8. **Deviations** The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
9. **Amendment** This Resolution may be amended from time to time by the Board

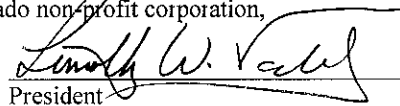
**PRESIDENT'S
CERTIFICATION:**

The undersigned, being the President of the Association, certifies 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 November 13, 2007, and in witness thereof, the undersigned has subscribed his/her name.

**COLUMBINE KNOLLS HOMEOWNERS
ASSOCIATION,**

a Colorado non-profit corporation,

By:



President

Request for Approval Form
Registration of Trailer or Like Mobile Unit.

Owner Name(s): _____

Lot Address: _____

Owner Mailing Address: _____

Owner Telephone Number: (_____) _____

Owner E-mail Address, if any: _____

Date I/We began storing Trailer or like Mobile Unit on my Lot: _____ / _____ / _____

Describe the exact location on the Lot of the Trailer or like Mobile Unit: _____

Is the Trailer or like Mobile Unit completely screened from View from the street by a 6' wood fence?

Yes No

Is any part of your Trailer or like Mobile Unit visible above the screening or 6' wood fence on the front or side streets? Yes No

If so, by how much is it visible? _____ Inches

If so, have all required neighbors (abutting, directly and diagonally across the street from the property) agreed to your storage/parking of this Trailer or Like Mobile Unit?

Yes (Approximate date of agreement : _____ / _____ / _____)
 No

If yes, please explain how neighbor agreement was obtained (i.e. written or verbal): _____

Does the Trailer or like Mobile Unit have current tags and license plates as required by Colorado and Jefferson County? Yes No

Describe the appearance of the Trailer or like Mobile Unit. Please include color, make, model, and approximate dimensions (W x L x H):

I/We represent that all information stated above is true and accurate to the best of our knowledge. I/We authorize any Association representative specifically including Directors of the Board or any Board designated individuals, the right to enter my/our Lot to inspect the Trailer or like Mobile Unit and verify any statements made herein at an agreed upon date and time. Failure to allow an Association representative to inspect the Trailer or like Mobile Unit may result in the Board not approving this Registration Form and the Trailer or like Mobile Unit not being Grand-fathered.

I/We understand approval of the Board means approval of the above described Trailer or like Mobile Unit only. If the above described Trailer or like Mobile Unit is replaced due to damage or upgrade, a new Registration Form must be submitted to the Association prior to storage/parking and is subject to approval by the Board using the requirements in Section 3B of the January 1, 2008 Board Resolution. If no such registration form is received, the Trailer or like Mobile Unit will no longer be Grand-fathered and I/We will be subject to enforcement of the Declaration as it currently exists.

Owner(s) Signature: _____

Date: _____ / _____ / _____

CKHA Use Only.

Date Request Received: _____ / _____ / _____

Request Approved by Board of Directors: Yes No

Trailer or Like Mobile Unit inspected by: _____

Comments: _____

