

RESOLUTION 07.006 OF THE KINGS ROW HOMEOWNERS ASSOCIATION

REGARDING: Architectural Review Committee (ARC)

SUBJECT: Composition and Duties of the Architectural Review Committee.

PURPOSE: To Appoint and Direct an Architectural Review committee.

AUTHORITY: The Declaration, Articles and Bylaws of the Association and Colorado law.

EFFECTIVE DATE: 4 June, 2007

RESOLUTION: The Association hereby adopts the following Policy and Procedures:

1. General:

The Kings Row Homeowners Association has the responsibility of Architectural Control as per covenant 15. The Board of Directors (BOD) of the Kings Row Homeowners Association, as per Covenant 33, shall appoint an Architectural Control Authority (ACA) for the purpose of reviewing existing and proposed structural, surface treatments, exteriors, and landscaping changes (hereinafter referred to as changes) within the Kings Row Homeowners Association. Such ACA shall be known as the Architectural Review Committee (ARC) and serve as an advisory committee to the BOD.

2. Definitions:

All existing conditions or proposed changes that meet the respective definitions presented by the Covenants of the Kings Row Homeowners Association shall be considered within the purview of the ARC. Any change that was undertaken without the prior written approval of the BOD shall be considered a violation of the Covenants and subject to the remedies specified therein.

3. Clarity of proposal:

Proposals for change shall be submitted to the ARC in sufficient detail and in the form of an Architectural rendering to enable the ARC to fully evaluate the proposed change.

4. Criteria:

The primary goals of the design criteria used by the ACA will be to fit a structure unobtrusively into the natural environment and to disturb the views and enjoyment of neighboring properties as little as possible. The ARC shall use reasonable discretion in determining whether to recommend approval or disapproval of any or all changes. That discretion shall be exercised in compliance with objectives presented by the Covenants of the Kings Row Homeowners Association. Any proposed change as mentioned or implied in the Covenants shall be presented to the Architectural Review Committee for review prior to implementation.

5. Energy Conservation Design.

Solar and energy conservation design is encouraged. Consideration should be given to minimizing north-facing glazing and to earth berming along the north side of structures, as well as other energy conserving techniques. Any solar roof panels should be integrated into the design. Every structure or change in the existing state of property will be considered carefully to ensure it will contribute positively to the overall environment of Kings Row Subdivision. In its review of any proposed development activity the ACA shall consider, among other things, the following criteria:

- A) Compatibility and harmony with other structures as to design materials, siting, height, and all other design features.
- B) Protection of privacy and seclusion of each Homestead.
- C) Protection of primary viewshed(s) on each lot with deference to existing structures.
- D) Consideration will also be given to the viewshed of adjacent undeveloped lots.
- E) Protection of native vegetation.
- F) Protection of wildlife and wildlife habitat.
- G) Preservation of irrigated lands and existing irrigation ditches.
- H) Blend of building height, construction materials and color treatments with surrounding terrain contours and coloration.
- I) Location of structures so that they are not highlighted on ridge lines.
- J) The use of natural wood, stucco, masonry or other materials which harmonize with the natural setting.

6. Neighborhood Involvement:

The ARC shall make a reasonable effort to obtain the opinions of Kings Row residents adjacent to or influenced by any proposed change. The same shall apply to existing conditions that were implemented without the approval of the ARC.

7. Members:

The ARC shall consist of between three and five members who are appointed by the BOD. Preference for appointment will be given to persons who are lot owners within the Kings Row Subdivision. In the event it becomes necessary or desirable to appoint members to the ARC that are not lot owners within the subdivision, the BOD may, at its sole discretion, do so. The BOD shall appoint one member of the ARC as chair.

8. Compensation

Members of the Kings Row Homeowners Association are expected to serve without compensation. Any compensation for serving on the ARC shall be limited to appointees that are not lot owners within the subdivision. The BOD may elect to compensate outside members of the ARC at the discretion of the BOD.

9. Disputes

Any disputes resulting from a ruling by the ARC shall be referred to the BOD for consideration.

10. 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.

11. 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.

12. Amendment.

This policy may be amended from time to time by the Board of Directors.

13. Now therefore be it resolved that:

A) The ARC shall, within thirty (30) days of receipt of a proposal, either complete their evaluation or request additional information. Upon completion of the evaluation, the ARC shall forward their recommendation to the BOD. The recommendation to the BOD shall include the following information for each member of the ARC; their name, an indication of approval or disapproval, and any conditions on their approval/disapproval.

B) In the event that additional review time of a proposal becomes necessary it will be communicated to the proposer in writing within the initial thirty (30) day review period. A new thirty (30) day review period will begin upon receipt of the additional information.

C) The BOD, upon receiving a recommendation from the ARC shall, within ten days (10), decide if the recommendation of the ARC is considered to be in the best interests of the residents of Kings Row and post a notice of approval/disapproval and any conditions of the approval/disapproval to the proposer.

D) The time required for the review process will consist of the review period or periods by the ARC and the review period or periods by the BOD.

E) If the ARC should review changes made by a lot owner that were not submitted to the ARC for evaluation, the ARC will notify the BOD of its recommendation. The BOD will then notify the lot owner in writing if such changes have been found to be in non-compliance.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Kings Row Homeowners Association, a Colorado nonprofit corporation, 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 June 04, 2007 and in witness thereof, the undersigned has subscribed her name.

Kings Row Homeowners Association,

A Colorado non-profit corporation,

By: _____, President

Susan Cuseo