

**RESOLUTION
OF THE
PAWNEE HILLS COMMUNITY ASSOCIATION, INC.
DEFINITION OF TEMPORARY STRUCTURES AND USES**

SUBJECT: Adoption of a policy concerning the definition, uses and enforcement of Temporary Structures referenced from Article VI, Sections 1 and 11 of the Pawnee Hills Community Association (the Association) Declaration of Protective Covenants (the Covenants).

PURPOSE: To establish a policy directing actions of enforcement of said provision of the Covenants.

AUTHORITY: The Covenants, Articles of Incorporation, Bylaws, of the Association and Colorado Law.

EFFECTIVE DATE: October 27, 2020

RESOLUTION: While not a change or addition to the current Covenants and Bylaws of the Association, the following shall be used by the Board of Directors (the Board) in determining Temporary Structures, their uses, and in the enforcement of the Covenants.

Article VI Section 1 of the Covenants limits each lot to no greater than one single-family residence per Lot. No structure whatsoever, other than one private single-family dwelling together with an attached two (2) car garage and two(2) outbuildings for use in connection with said single dwelling, shall be erected, placed, or permitted to remain on any Lot.

Article VI Section 11 of the Covenants prohibits structures of a temporary character, trailer, mobile home (with or without wheels), or converted mobile home, "A" frame type building, basement, tent, shack, garage, barn, or other out-building from being used on any Lot as a family dwelling, either temporarily or permanently. When read together the Covenants prohibit the placement of temporary structures on the property.

Should Owners wish to add structures on their property, whether permanent or temporary, they must go through the Architectural Review Committee. All requests must be viewed in the context of maintaining common property values and be in keeping with the conformity of the existing surrounding properties. The Committee can reject improvements that take away from those goals in conformity with Article V, Sections 1 and 2 of the Covenants.

1. Temporary Structures. Defined as any structure of a temporary character without an engineering foundation, including but not limited to trailers, mobile homes, or semi-trailers (with or without wheels), shipping containers (PODs), barns, shacks, sheds or other outbuildings used for temporary storage.
2. Engineering Foundation. Defined as the element of a structure which connects it to the ground, and transfers loads from the structure to the ground.
3. Allowed. Shipping containers (PODs) may be positioned on a lot for the intent of short-term storage of personal or business possessions for a period not to exceed thirty (30) days per year. Shade tarps for the health and safety of animals in runs, paddocks corrals or kennels and must be maintained in good repair. Canopies or tents set up for personal events on Owner's property for a period not to exceed seven (7) consecutive days and no more than twenty eight 28 days per year.
4. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration of Protective Covenants shall have the same meaning herein.
5. Supplement to Law. The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Covenants and the law of the state of Colorado governing the Project.
6. 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.
7. Amendment. This Resolution may be amended by the Board at their discretion.

CERTIFICATION. The undersigned certify that the foregoing Resolution was adopted by the Board of the Association, at a duly called and held meeting of the Board on Oct 27, 2020 and in witness thereof, the undersigned has subscribed his/her name.

PAWNEE HILLS COMMUNITY ASSOCIATION, INC.
a Colorado nonprofit corporation

Cynthia L. Cregger
President

Nicole Will
Vice President