

**RESOLUTION OF THE
CARRIAGE HILLS PROPERTY OWNERS ASSOCIATION, INC.
CLARIFYING THE TERM NUISANCE**

PURPOSE: To adopt a definition of the term Nuisance, so as to assist in enforcement of violations thereof.

AUTHORITY: The Protective Covenants of Filings 1-5 and 8 of the Carriage Hills Property Owners Association, Inc. (collectively "Covenants"), the Articles of Incorporation for Carriage Hills Property Owners Association, Inc. ("Articles"), and Colorado law.

EFFECTIVE DATE: December 15, 2009

RESOLUTION: The Carriage Hills Property Owners Association, Inc. ("Association") hereby adopts the following Resolution clarifying the term "Nuisance":

WHEREAS, the Third Article of the Articles of Incorporation provides that the purpose of the Association is to foster a better quality of life for the residents of the area.

WHEREAS, one means of fostering a better quality of life is the enforcement of the Covenants which, under Section 5, prohibit any form of "nuisance" or offensive activity, or anything that may become an annoyance or nuisance to the neighborhood.

WHEREAS, the Covenants are silent with respect to the meaning of the term "nuisance" as used in Section 5 of the Covenants. The filings are 1,2,3,4,5, & 8.

WHEREAS, the Board of Directors wishes to provide examples of what is considered a "nuisance", so as to: (1) ensure owners, residents and occupants have clear notice of what is prohibited under Section 5 of the Covenants, (2) assist in the enforcement of violations thereof, and (3) to further the purpose of the Association in fostering a better quality of life for the residents.

Now therefore, the following Resolution clarifying the term nuisance has been adopted:

1. Definition of Nuisance: The term "Nuisance", as used in Section 5 of the Covenants, is defined as: "Nuisance" shall include but not be limited to any loud, obnoxious, destructive, disruptive, offensive, or annoying activity which is or may become a "nuisance" or cause unreasonable disturbance or annoyance to others in the neighborhood.

2. Examples of Nuisance:

a. Pets: Habitually barking, howling or yelping dogs, particularly after 10:00 PM, or roaming the community unattended or off leash; failing to clean up after a dog.

b. Noise: Loud parties; playing musical instruments, radios, television, or loud music at a volume that disturbs the quiet enjoyment of the other owners or occupants.

c. Engaging in any activity (e.g., parties, home occupations that require deliveries, etc.) which causes an unreasonable increase in traffic or parked vehicles beyond that reasonable and customary to a residential dwelling use.

d. Failure to Maintain Residence and other Structures: Peeling paint, missing roof tiles/shingles, structures in disrepair.

e. Junk/Unkempt yard: Accumulation of trash, rubbish and debris, junk cars, toys, unused or unusable building materials, tires, wood, unused or unusable vehicle parts, lawn debris, etc.

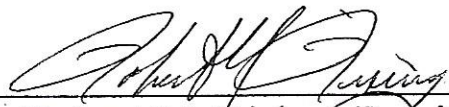
3. Supplement to Law: The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Covenants and the law of the state of Colorado governing the community.

4. Amendment: This Resolution may be amended from time to time by the Board of Directors.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Carriage Hills Property Owners Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on December 12, 2009 and in witness thereof, the undersigned has subscribed his/her name.

**CARRIAGE HILLS PROPERTY OWNERS
ASSOCIATION, INC.,**

a Colorado nonprofit corporation

By: 
Robert M. Rising, President