

RESOLUTION OF THE
CARRIAGE HILLS PROPERTY OWNERS ASSOCIATION, INC.
CLARIFYING ARCHITECTURAL GUIDELINES

PURPOSE: To provide additional clarity to the architectural guidelines at assist property owners with understanding and conformance.

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: APRIL 23, 2024

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

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, the Board of Directors wishes to provide guidance in the interpretation of architectural guidelines, so as to: (1) ensure owners, residents and occupants have a clear understanding of intent, and (2) further the purpose of the Association in fostering a better quality of life for the residents.

Now therefore, the following Resolution clarifying the architectural guidelines has been adopted:

Fencing

Fencing that significantly hampers the movement of wildlife or is not consistent with the rural mountain character of Carriage Hills is not consistent with the highest and best development of a property.

Property owners who seek to protect their plantings and/or pets from wildlife are encouraged to do so in the smallest area possible with the least intrusive materials.

Desirable Fence Types

- Wood rail
- Split rail
- Buck and rail
- Vinyl mesh

Undesirable Fence Types

- Chain link
- Solid wood (Constitutes a fire hazard when abutted to a structure.)
- Masonry and brick
- Barbed wire
- Electric

Gaps in fencing should be provided whenever possible to allow for the movement of wildlife.

Fences require approval of the Architectural Committee. In addition, Larimer County requires building permits for some types of fences.

Building Colors and Surface Materials

Building surface material colors that are significantly different from surrounding natural colors are not consistent with the highest and best development of a property. The natural materials of the mountain setting of Carriage Hills consists of trees, soil, rock formations and mountains. These materials provide a sense of the appropriate color palette for building surface materials such as paint, siding, doors and roofs. Bright non-indigenous colors that are at significant variance to the greens and browns of the mountain setting are not consistent with the highest and best development of a property. Whenever possible, fire resistant materials should be used in exterior and outdoor applications. Building alterations require approval of the Architectural Committee.

Solar Photovoltaic Panel Installations

Roof top systems should be utilized wherever possible. Ground mounted systems should be avoided due to their being a potential visual nuisance to neighbors and a negative impact on wildlife. Solar photovoltaic systems require approval of the Architectural Committee. Applications to install solar energy devices must include the following:

- A description and drawings of the proposed location on the roof of any building within the community, or another area, for the requested Solar Panel installation(s); and
- Plans, drawings, and manufacturer specifications showing, at a minimum, all finished dimensions and elevations (front, back, and sides) with materials and colors indicated or supplied; and

The construction and installation of solar energy devices is subject to applicable building code and permit requirements.

Non-reflective components are to be used wherever possible. Utilization of low-profile, flush-mounted Solar Panels is recommended.

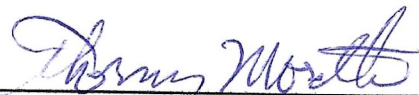
Solar Panels must be securely anchored to roofs and pitched differently from the angle of the roof only to the extent necessary for solar efficiency. Pitch and elevation should be adjusted to reduce visibility from other properties and any public right-of-way in the community, if feasible. The preferred location is on the roof of the residence facing the rear of the property below the peak of the roof.

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 APRIL 23, 2024 and in witness thereof, the undersigned has subscribed his/her name.

CARRIAGE HILLS PROPERTY OWNERS ASSOCIATION, INC.,

a Colorado nonprofit corporation

By: _____



Tom Moretti, President