

**RESOLUTION 18-6-02
OF
HIGHLANDS RANCH COMMUNITY ASSOCIATION, INC.**

SUBJECT: Adoption of the Implementation plan for changing fence staining throughout Highlands Ranch Community Association, Inc. (the "Association").

PURPOSE: To create a more uniform appearance and increase property values of the Association.

AUTHORITY: The Community Declaration for Highlands Ranch Community Association, Inc. (the "Declaration"), the Bylaws of Highlands Ranch Community Association, Inc., as amended, and the Articles of Incorporation of the Association and Colorado law.

EFFECTIVE DATE: June 19, 2018

RESOLUTION: WHEREAS, the Association pursuant to the Declaration at Article V, Section 5.16, and Article X, Section 10.8 and Article III, Section (g) of the Articles of Incorporation and Article VII, Section 7.2(i) of the Bylaws has authority to adopt rules and guidelines; and

WHEREAS, the Board of Directors for the Association (the "Board") has decided that the prior plan for fence maintenance was to allow 4 colors of stain, or clear stain, or natural unstained fencing;

WHEREAS, the fencing throughout the Association is not in good condition and the allowance of the multiple choices has not been effective and is causing unsightliness issues; and

WHEREAS, the Declaration at 9.1 requires all owners to maintain their property and improvements:

WHEREAS, the attached implementation plan will allow owners throughout the Association time and clear information to change over from the prior plan to the new plan and create a well maintained and sightly fence requirements for the Association as a whole.

WHEREAS, All Metro District fencing is being removed and replaced with TREX fencing by the Metro District.

WHEREAS, this resolution shall pertain to the staining of any homeowner's fencing or part of a fence facing a street, park, school property. The (1) one stain color that the Architectural Review Committee has deemed to be most consistent with the TREX fence product utilized by the Metro District is Highlands Ranch Fence Brown, a solid stain. (Pre-mixed oil based stain products will require Architectural Committee approval.)

NOW THEREFORE, BE IT RESOLVED, by the Board that Section (D) of Rule 2.28 shall be amended however no other changes to 2.28 are being made:

1. Pursuant to Residential Improvement Guidelines, at Section 2.28(C) Fences, the regular physical maintenance and aesthetic maintenance of fencing is required.
2. Section 2.28 (D) shall be revised to state: Staining is required and only the "Highlands Ranch Fence Brown: stain color may be utilized. (Pre-mixed oil based stain products will require Architectural Committee approval.)
3. All sub-association requirements and/or restrictions regarding the approved stain colors specific to the sub-association will still be in place.

**PRESIDENT'S
CERTIFICATION:**

The undersigned, being the President of Highlands Ranch Community Association, Inc., 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 on June 19, 2018, 2018 and in witness thereof, the undersigned has subscribed his/her name.

**HIGHLANDS RANCH COMMUNITY
ASSOCIATION, INC., a Colorado
nonprofit corporation**


By: Scott Lemmon, President