

**RESOLUTION**

**PUEBLO WEST COMMITTEE OF ARCHITECTURE**

The Pueblo West Committee of Architecture ("PWCOA"), a Colorado nonprofit corporation, also known as the "Committee", at a meeting this 8<sup>th</sup> day of July, 1999, at which time a quorum was present, adopted the following Resolution:

**RESOLUTION 99-1**

**WHEREAS**, the general purpose of PWCOA is to provide for the maintenance of a high standard of architecture and construction in such a manner as to enhance the aesthetic properties and structural soundness of the developed subdivision; and

**WHEREAS**, PWCOA shall be guided by and controlled by the Declaration of Reservations except when, in their sole discretion, good planning would dictate to the contrary; and

**WHEREAS**, PWCOA is charged with a task of enforcing certain conditions, covenants and restrictions called the Declaration of Reservations (the "Declaration") respecting the development, improvement, protection, maintenance, and use of real property located in Pueblo West; and

**WHEREAS**, the Declaration provides that PWCOA may adopt reasonable rules and regulations in order to carry out its duties of providing for the maintenance of a high standard of architecture and construction in such a manner as to enhance the aesthetic properties and structural soundness of the community; and

**WHEREAS**, the Declaration states:

"No building, including farm structures of any kind, fence, patio, or other structure shall be erected, altered, added to, placed, or permitted to remain on said lots or any of them or any part of any such lot until and unless the plans showing floor areas, external design, structural details and the ground location of the intended structure along with a plot plan have been first delivered to and approved in writing by the Committee..."; and

**WHEREAS**, the Declaration further states:

"The storage of tools, landscaping instruments, household effects, machinery or machinery parts, boats, trailers, empty or filled containers, boxes or bags, trash, materials, or other items that shall in appearance, detract from the aesthetic values of the property, shall be so placed and stored to be concealed from view from all public right of ways.... Storage of junk, old inoperative unlicensed cars, and other unsightly objects on any lot or parcel is expressly prohibited"; and

**WHEREAS**, boats, boat trailers, travel trailers, camp trailers, and property of similar nature by virtue of the color, size and shape create a conflict with the aesthetic properties and architectural harmony in a residential neighborhood; and

**WHEREAS**, the use of such recreational vehicles have become an increasingly important part of the lifestyle of numerous residences in Pueblo West, Colorado; and

**WHEREAS**, Pueblo West, Colorado has experienced a substantial growth in the number of residents and number of residential buildings in Pueblo West during the past ten (10) years; and

**WHEREAS**, the Committee of Architecture seeks to provide further guidance to the residents regarding compliance with the Declaration of Reservations set forth above; and

**WHEREAS**, the Committee of Architecture seeks to advise the residents of the specifics required to comply with the Declaration of Reservations; and

**WHEREAS**, the Committee of Architecture seeks to provide the residents with a reasonable time to bring their property into compliance with the Declaration of Reservations.

**THEREFORE, IT IS RESOLVED** that the following qualifications are required for the storage or parking of recreational vehicles on residential lots within Pueblo West:

1. All sailboats must step-the-mast.
2. The vehicle shall be operable and properly licensed for its intended use.
3. The vehicle shall be in good condition of repair, including but not limited to its paint, body, glass and tires.
4. The vehicle shall be suitably screened from view from all public right-of-ways.
5. Approved screening shall be landscaping, approved fencing, approved structures, or other screening approved by the Committee.

**IT IS FURTHER RESOLVED** that consideration may be given by PWCOA involving apparent violations where:

1. On A-3 lots, storage or parking of a recreational vehicle is maintained in the back or side yard, behind an imaginary line established horizontal to the rear wall of the dwelling, ~~not to exceed fifteen feet (15') from the structure~~ (close enough so that the structure provides some screening from public view). *Revised 7/14/99*

2. On R-1 and R-3 lots, storage or parking of a recreational vehicle is maintained in the side yard, behind an imaginary line established to the front wall of the dwelling, ~~not to exceed five feet (5') from the structure~~ (close enough to provide some screening from public view).

3. No more than three (3) such recreational vehicles shall be stored or parked on the residential property during any period of time.

**IT IS FURTHER RESOLVED** that:

1. Nothing contained in this Resolution shall be construed to permit or authorize the parking or storage of commercial vehicles on residential properties.

2. If any provision of this Resolution shall be or become illegal, null or void for any reason or shall be held by a court of competent jurisdiction to be illegal, null or void, the remaining provisions contained in this Resolution shall remain in full force and effect.

3. The effective date of this Resolution shall be July 8, 1999. Residents are informed that their property shall be brought into compliance with the Declaration of Reservations and this Resolution on or before December 31, 1999.

A motion to adopt this Resolution was made, seconded and carried by PWCOA on the 8<sup>th</sup> day of July, 1999.

Dated and signed in Pueblo West, Colorado this 8<sup>th</sup> day of July, 1999.

PUEBLO WEST COMMITTEE OF ARCHITECTURE

By Jim Ozzello  
Jim Ozzello, President


ATTESTED TO:

Mike Kratz  
Mike Kratz, Secretary/Treasurer

STATE OF COLORADO    )  
  ) ss.  
COUNTY OF PUEBLO    )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of July, 1999 by Jim Ozzello as President of the Pueblo West Committee of Architecture, a Colorado nonprofit corporation, and attested to by Mike Kratz as Secretary/Treasurer of the Pueblo West Committee of Architecture, a Colorado nonprofit corporation.

My Commission Expires: 12-23-2001

A circular notary seal with a rope-like border. The outer ring contains the text "SUSIE M. MORGAN" at the top and "NOTARY PUBLIC" at the bottom. The center of the seal contains the text "STATE OF COLORADO".  
*Susie M. Morgan*  
Notary Public