

RESOLUTION 2014-1

PUEBLO WEST COMMITTEE OF ARCHITECTURE

The Pueblo West Committee of Architecture ("PWCOA"), a Colorado non-profit corporation, also known as the "Committee", at a meeting on the 12th day of June, 2014, at which time a quorum was present adopted the following Resolution:

WHEREAS, the general purpose of the 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 PWCOA's 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") concerning 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 *inter alia*:

"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 *inter alia*:

"No sign, advertisement, billboard or advertising structure of any kind shall be erected or allowed on any of the unimproved lots, and no signs shall be erected or allowed to remain on any lots improved or unimproved except as expressly provided in the Uses Permitted paragraph of the particular type of land use area, provided, however, that a temporary permit for signs for structures to be sold

or exhibited may be first obtained by application to the Architectural Committee. The Architectural Committee may approve the location of these signs within the front setback of the lot." and

WHEREAS, PWCOA has adopted and implemented the Pueblo County Codes to supplement the Declaration; and

WHEREAS, the Pueblo County Code states in part:

"**Sign, Wall**" means a sign painted on, attached to, or erected against the wall of a building or structure, with the exposed face of the sign in a plane parallel to the plane of said wall and extending not more than fifteen (15) inches from the face of the wall." and;

WHEREAS, the Pueblo County Code states in part:

"**'Sign'** means an advertising device." and

WHEREAS, the Pueblo County Code states in part:

"**'Advertising,'** including 'advertise' or 'to advertise' or 'advertisement,' means to describe or 'appraise publicly, to call public attention to or to inform or give information by words, symbols or pictures.'" and

WHEREAS, PWCOA believes it is appropriate and reasonable to provide for additional and revised sign standards based upon the growth within Pueblo West; and

WHEREAS, PWCOA believes that it is reasonable and appropriate to further define the term "sign" so as to provide clarity and consistency as follows:

"A sign shall mean any outdoor display, design, pictorial, mural, banner, or other representation which shall be so constructed, placed, attached, painted, erected, fastened or manufactured in any manner whatsoever, whether used for advertising or not."

THEREFORE BE IT RESOLVED that PWCOA approves and adopts all definitions contained in the Resolution and incorporated by reference.

BE IT FURTHER RESOLVED that a plan showing the design, details and location of all signs shall be delivered to and approved in writing by PWCOA prior to being constructed, placed, attached, painted, erected, fastened or manufactured.

BE IT FURTHER RESOLVED that by this Resolution, any unapproved signs currently in existence in the Pueblo West Metropolitan District shall remain unapproved by PWCOA until a plan for the sign is delivered to and approved in writing by PWCOA.

I hereby certify that the foregoing is a full and correct copy of a resolution duly passed and adopted at a regularly held meeting of the Pueblo West Metropolitan District Committee of Architecture the on the 12th day of June, 2014, by the following vote:

AYES, and in favor thereof:

NOES:

ABSENT:

By Bryan Kent Shelman President

STATE OF COLORADO)
) ss.
COUNTY OF PUEBLO)

The foregoing instrument was acknowledged before me this 12th day of June, 2014 by Bryan Kent Shelman, as President of the Pueblo West Committee of Architecture, a Colorado nonprofit corporation, and attested to by James Maggini as Secretary of the Pueblo West Committee of Architecture, a Colorado nonprofit corporation.

Brenda K. Frazzini
Notary Public

