

**RESOLUTION**

**PUEBLO WEST COMMITTEE OF ARCHITECTURE**

The Pueblo West Committee of Architecture, ("PWCOA"), a Colorado non-profit corporation, met this 13th day of June, 1996, at which time a quorum was present and adopted the following Resolution to be effective on this 13th day of June, 1996:

**RESOLUTION 96-2**

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 a 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 generally provides in residential zones that maximum building height is "Two levels not to exceed thirty (30) feet"; and

WHEREAS, PWCOA has encountered different interpretations of measuring building height in review of residential plans for construction of buildings and improvements on properties in Pueblo West; and

WHEREAS, PWCOA believes that it should adopt a standard for the measurement of the height of the construction of buildings and improvements on residential lots in Pueblo West to promote and provide for consistency, fairness, and to enhance the aesthetic properties involved.

