

**RESOLUTION**

**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 11<sup>th</sup> day of January, 2007, at which time a quorum was present, adopted the following Resolution that is effective on the 11<sup>th</sup> day of January, 2007:

**RESOLUTION 2007-1**

**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 their sole discretion, good planning would indicate 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 in 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 also states:

“No air conditioning unit, evaporative cooler, or other object other than a television or radio antenna shall be placed upon or above the roof of any dwelling or other building, except and unless the same is architecturally concealed from view in plans submitted to and approved by the Committee of Architecture, and then only where to the full and sole satisfaction of the Committee of Architecture the same is not aesthetically objectionable and is otherwise in conformity with the over-all development of the Community” and

**WHEREAS**, the Declaration also states:

“The exterior portions of all buildings shall be painted or stained immediately upon completion or shall have color mixed in the final structural application, so that all materials shall have a finished appearance” and

**WHEREAS**, the Declaration also states:

“No source of electrical energy shall be brought to the property or used upon the property until the Committee of Architecture has approved plans and specifications for the erection of approved improvements upon any lot” and

**WHEREAS**, the Declaration also states:

“No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood” and

**WHEREAS**, PWCOA recognizes that solar energy is expanding in its application for residential use, both on and off the grid, and that residents of Pueblo West may be desirous of employing solar technologies for their own use; and

**WHEREAS**, the construction of and placement of solar electricity generating panels or solar water heating panels and devices or both introduce substantial impacts upon the aesthetic properties of residential properties in Pueblo West; and

**WHEREAS**, PWCOA believes that based upon good planning, PWCOA believes that PWCOA should assure that the design and placement of solar structures should not negatively impact the aesthetic properties or properties in Pueblo West concerning development and the potential for development of residential, commercial and industrial development; and

WHEREAS, PWCOA believes that based upon good planning, PWCOA should adopt the following standards and minimum requirements for the approval of the location and placement of solar structures on residential lots in Pueblo West.

THEREFORE, IT IS RESOLVED that the following standards and requirements are adopted for the location and placement of solar structures on residential lots in Pueblo West:

1. **Integral solar units.** Integral solar units shall be so designed as to be a part of the architectural integrity of the primary support structure, which includes roof or wall mounted panels, which panels shall be flush with the support structure.
2. **Remote or stand-alone solar structures.** Remote or stand-alone solar structures shall be considered to be "accessory structures" and shall comply with the covenants that pertain to accessory structures, including but not limited to location only in the rear portion of the lot.
3. The solar accessory structures shall not occupy more than fifty percent (50%) of the rear yard. The solar accessory structures shall not be located in any rear or side yard setback area.
4. Solar accessory structures shall be screened from view from the street and surrounding properties. Screening shall consist of the primary structure, approved accessory structures, fences, walls, landscaping, or other approved combination of such screening.
5. The height of all solar accessory structures shall not exceed six feet (6') in height measured from the natural, unaltered height of the place of placement upon the lot.
6. All plumbing or electrical wiring associated with the solar accessory structures shall be underground in design and construction.
7. All solar structures shall require approval in writing by the Committee of Architecture and shall be reviewed individually for the purpose of protecting the aesthetic appearance of properties in Pueblo West and for the protection of property values in Pueblo West.

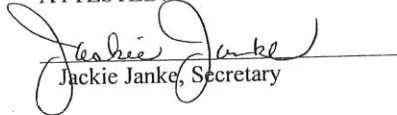
A motion to adopt this Resolution was made, seconded and carried by PWCOA on the 11 day of JANUARY, 2007.

Dated and signed in Pueblo West, Colorado this 11 day of JANUARY, 2007.

PUEBLO WEST COMMITTEE OF ARCHITECTURE

By   
Frank Gerstenkorn, President

ATTESTED:

  
Jackie Janke, Secretary

STATE OF COLORADO   )  
  ) ss.  
COUNTY OF PUEBLO   )

The foregoing instrument was acknowledged before me this 12th day of January, 2007 by Frank Gerstenkorn, as President of the Pueblo West Committee of Architecture, a Colorado non-profit corporation, and attested to by Jackie Janke, as Secretary of the Pueblo West Committee of Architecture, a Colorado non-profit corporation.

My Commission Expires: 8-23-08

  
Notary Public