

**RESOLUTION
OF THE
TANOA AT ELK MEADOW MASTER HOMEOWNERS ASSOCIATION
REGARDING FAILURE BY A LOT OWNER TO SUBMIT PROJECT
PLANS TO THE ARCHITUCTURAL CONTROL COMMITTEE**

SUBJECT: Adoption of a policy and procedure for addressing the failure of Lot Owners to properly submit project plans to the Architectural Control Committee.

AUTHORITY: The Master Declaration and Bylaws of the Association, and Colorado law.

EFFECTIVE DATE: January 1, 2007

RESOLUTION:

As per Section 8 of the MDCCR, Lot Owners have the obligation to submit plans to the Architectural Control Committee (ACC) for review and approval, prior to improvements or modifications on a Lot or Dwelling. Details of the types of improvements and modifications which do NOT require an ACC review are outlined in Section 8.12. The Board of Directors hereby adopts the following Policies and Procedures regarding the failure by a Lot Owner to submit required plans to the ACC for review.

Once the ACC determines a Lot Owner has commenced or completed any project, improvement, or modification to a Lot or Dwelling without the ACC's prior approval, a written Notice of Violation shall immediately be delivered to the Lot Owner, and any ongoing work shall immediately cease. The written Notice of Violation shall include:

- Description of the Violation and applicable Section within the MDCCR which relates to the violation.
- Requirement for payment of Three Hundred Dollars (\$300.00) to review construction plans and/or the requirement for payment of Twenty-five Dollars (\$25.00) to review landscaping and modification plans.
- The amount of any fine to be levied by the ACC for failure to properly submit plans prior to commencement of improvements or landscaping or modifications, which shall be three times the applicable review fee.
- Actions to be taken by the Lot Owner in order to avoid further actions and/or fines by the ACC, and the date by which the Lot Owner must comply.

Should the Lot Owner fail to meet the requirements set forth by the ACC as per Paragraph 1 above, the Master Association reserves the right to take actions against the Lot Owner in accordance with any portion of Section 8 of the MDCCR.

**PRESIDENTS
CERTIFICATION:**

The undersigned, being President of the Tanoa at Elk Meadow Master Homeowners Association, a Colorado nonprofit corporation, certifies that the foregoing Resolution was approved by the Board of Directors of the Association, at a duly called and held Meeting of the Board of Directors of the Association on December 4, 2006 and in witness thereof, the undersigned has subscribed his name.

Tanoa at Elk Meadow Master Homeowners
Association
a Colorado nonprofit corporation,

By: John J. Moore (Current THOA President)
On behalf of THOA Board