

**RESOLUTION
OF
SOLTERRA HOME OWNERS ASSOCIATION, INC.
REGARDING CREATION OF ARCHITECTURAL/LANDSCAPE REVIEW
COMMITTEE**

SUBJECT: Adoption of a policy and procedure regarding the submittal and review of architectural and landscape plans for non-new home construction within the Solterra community.

PURPOSE: To create a committee to collect, review, and make recommendations to the Design Review Board ("DRB") for review of architectural and landscaping plans for properties on which a certificate of occupancy has been issued and the Lot has been conveyed to an End User.

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

**EFFECTIVE
DATE:**

JANUARY 30, 2018

WHEREAS, as of the Effective Date of this Resolution, the Association has a large number of owner occupied homes; and

WHEREAS, the Board of Directors desires to create an Architectural/Landscape Review Committee ("A/LRC") to receive, review and make recommendations to the DRB regarding architectural and landscape requests received from Homeowners on Lots in which the Improvements were previously approved by the DRB.

NOW, THEREFORE, BE it resolved as follows:

1. There shall be an Architectural/Landscape Review Committee having no less than three (3) nor more than seven (7) members.
2. Terms of members of the A/LRC shall be one year terms and appointed by the Declarant.
3. The A/LRC shall receive and ensure completeness of all applications ("Applications").
4. Upon determination that a complete application has been received the A/LRC shall make recommendations for either approval or denial of the Application to the DRB.

5. The DRB shall have the final approval authority over all Applications but shall consider and approve recommendations from the A/LRC unless such decision from the A/LRC is clearly arbitrary and capricious or otherwise not in conformance with the standards established by the Declarant. Decisions of the DRB shall be final.
6. The A/LRC may also, in accordance with the existing review procedure, refer Applications to third party consultants for review and recommendations. The cost of such service shall be paid by the applicant.
7. The A/LRC shall also participate in the review and recommending of any modifications, amendments or revisions to the Residential Improvements Guidelines and Site Restrictions for Solterra.
8. Unless otherwise defined in this Resolution, initially capitalized words or terms defined in the Declaration shall have the same meaning herein.
9. The provisions of this Resolution shall be in addition to, and in supplement of, the terms and provisions of the Declaration and the law of the State of Colorado governing the Project.
10. The Board of Directors may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
11. This Resolution may be amended from time to time by the Board of Directors.

IN WITNESS, the undersigned certifies that this Resolution was adopted by the Board of Directors of the Association on
JANUARY 30, 2018.

SOLTERRA HOME OWNERS ASSOCIATION, INC.,
a Colorado nonprofit corporation,

By: _____

Its: President

AS WITNESS: S. Robbins
Shannon Robbins