

**RESOLUTION OF  
THE COBBLE CREEK HOME OWNERS ASSOCIATION, INC  
ADOPTING POLICIES AND PROCEDURES  
IN SUPPORT OF DESIGN REGULATIONS AND REVIEW VARIANCES  
REQUESTED OR GRANTED  
Policy # 11**

**SUBJECT:** Adoption of a policy and procedure regarding violations of design regulations and to review requests for variances from design regulations.

**PURPOSE:** To provide support for the Design Review Committee in the enforcement of design regulations and a HOA review process for variances from design regulations that have been requested either by a homeowner or the DRC itself.

**AUTHORITY:** Colorado Common Interest Ownership Act (CCIOA) and the Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Cobble Creek Golf Community.

**EFFECTIVE DATE:** October 25, 2017

**RESOLUTION:** The Association adopts the following policy to assist and support the Design Review Committee in the enforcement of design regulations and to review any variances requested or authorized by the DRC.

1. The DRC is fully authorized to accept or reject applications for residences, construction, landscape or any external alteration of existing structures(CC&R Article 12). The DRC does not have the ability to levy fines beyond whatever deposit was required when such projects were approved. If the DRC finds that, in spite of notification to the owner and relinquishment of deposits, if any, that an owner continues in violation of design regulations, those violations can be referred to the HOA Board for review and enforcement under Cobble Creek HOA policy #5.
2. Referrals: Referrals to the HOA Board should be submitted to the Board by a DRC representative at a regularly scheduled HOA Board meeting or as a request for Consent to Corporate Action(Bylaws

2.11) by the Board, which can be taken outside of regularly scheduled meetings.

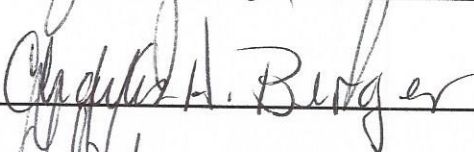
3. **Requests for Variances:** Significant variances from design regulations should be submitted to the Board for review. A representative from the DRC should make the presentation to the Board and give the opinion of the DRC concerning the issue to be reviewed.
4. **Requests for variances for medical reasons** must be presented in the same manner as in #3 above. The requesting party must provide documentation of the need for the variance from a licensed medical professional.
5. **Consideration:** The HOA Board will consider requests under this Policy in a timely fashion. Any issue that might violate an owner's privacy will be discussed in executive session.
6. **Enforcement:** Enforcement of any decision by the Board will be through existing policies for covenant and rule enforcement.
7. **Amendment:** This policy may be amended from time to time by the HOA Executive Board.


**PRESIDENT'S CERTIFICATION:** The undersigned, being the President of the Association, certifies that the foregoing resolution was adopted by the Executive Board of the Association, at a duly called and held meeting of the Executive Board on October 25, 2017 and in witness thereof, the undersigned has subscribed his/her name.

COBBLE CREEK HOMEOWNERS ASSOCIATION, INC.

By  President

By  Vice President

By  Secretary

By  Treasurer

By  Member