

**RESOLUTION NO. 2010-003 OF THE
SAPPHIRE POINTE MASTER ASSOCIATION, INC.
REGARDING FURTHER CLARIFICATION OF
SECTION 10.14 AND SECTION 10.21 OF THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
SAPPHIRE POINTE MASTER ASSOCIATION, INC.**

SUBJECT: Adoption of a policy regarding the further clarification of Section 10.21.

PURPOSE: To provide further clarification and notice to the membership of Sapphire Pointe Master Association, Inc. (the "Association") of the adoption of a uniform policy regarding weather stations, ET Controllers, Smart Controllers, and similar water conservation equipment as such equipment relates to Section 10.14 and Section 10.21 of the Covenants, Conditions, and Restrictions (the "CCRs"). Specifically, water conservation equipment such as weather stations, ET Controllers, and Smart Controllers are not considered exterior mechanical equipment per Section 10.14 or antennas per Section 10.21.

Authority: The Declaration, Articles, and Bylaws of the Association, and Colorado Law.


Effective Date: May 15, 2010

Resolution: The Association hereby adopts the following policy:

1. Weather Stations, ET Controllers, Smart Controllers, or any State, County, or Town approved device designed to promote water conservation with regard to the irrigation of an owner's lot (collectively "Weather Stations") shall not be prohibited. Such items shall be no larger than 15"x15"x15" calculated cubic measurement for all components, including the sensors, rain bucket, and anemometer.
2. Weather Stations shall be permitted as long as they are installed in a manner in accordance with the Design Review Guidelines of the Association, this policy, and other governing documents.
3. Weather stations may be installed on a lot without a Design Review submittal as long as they are:
 - a. Installed in a location as inconspicuous as reasonably possible, without compromising the functionality, operation, or accuracy of the station.
 - b. The anemometer can either be mounted directly to the station apparatus, or can be mounted to the primary residence.
 - c. The station apparatus (sensors, rain bucket) can be installed with a pre-approved mounting method as described below:
 - i. Mounted on a free standing 4x4 wood post not to exceed 4"(L) x 4"(W) x 5' (H).
 - ii. Mounted on an existing fence post or rail owned by the homeowner, provided that the top of the rain bucket and/or sensors do not exceed 5' and the height of the anemometer does not exceed 6'. Installation on HOA owned and maintained fence is not allowed.

- iii. Mounted on the side or rear of the primary residence, behind the front wing fence. No roof mounting of the station apparatus is allowed.
 - iv. Any wiring required for power or transmission of data should be buried, covered or made as inconspicuous as reasonably possible, and must comply with all local codes, ordinances, and requirements.
 - d. All components must be installed over and within the lot owners' property boundary.
 - e. One station per household only.
4. Design Review submittal is required if installation does not comply with all provisions described above.

PRESIDENT'S CERTIFICATION:



Signature

Scott DiBicciante

Printed Name

3-12-10

Date