

**RESOLUTION NO. 2010-001 OF THE  
SAPPHIRE POINTE MASTER ASSOCIATION, INC.  
REGARDING FURTHER CLARIFICATION OF  
SECTION 10.35 AND SECTION 10.37 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 10.35.

**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 items not considered a violation of Section 10.35 or Section 10.37 of the Covenants, Conditions, and Restrictions (the "CCRs").

**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. The following items are not considered a violation of the "Unsightliness" provision under Section 10.35 or the "Storage" provision under Section 10.37:
  - a. Empty flower pots that also serve as decorative in nature as long as they are upright and weed free.
  - b. Flower pots that contain perennial bulbs and plants as long as they are upright and weed free and dead plant material is trimmed down to the extent possible.
  - c. Flower pots that are too cumbersome to move to an alternate location in the winter as long as they are upright and weed free.
  - d. Any grill, covered or not, that is located in the rear exterior of a lot on a patio or deck.
  - e. Any patio furniture located on the front porch area or rear of lot, covered or not, as long as it is upright, and if covered, fitted with a cover that is made

to the specific measurements of the article.

2. As related to Section 10.37, storage of building materials is defined as construction materials, landscape materials, rock, or any material that will be used during continuous construction of an improvement and stored temporarily during the construction and improvement period. Storage of such materials shall not exceed 21 consecutive days; however, reasonable extensions may be granted by the Association on an as needed basis.

**PRESIDENT'S CERTIFICATION:**



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Signature

*Scott DiBianco*

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Printed Name

*3-17-10*

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Date