

RESOLUTION

OF THE

SAPPHIRE POINTE MASTER ASSOCIATION, INC.

REGARDING FENCE OWNERSHIP AND MAINTENANCE

SUBJECT: Adoption of a policy regarding the ownership and maintenance of fences within the Sapphire Pointe Master Association.

PURPOSE: To provide further clarification and notice to the Association's membership of the adoption of a uniform policy regarding the ownership and maintenance of fences for all homes within the Association.

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

EFFECTIVE DATE: September 18, 2016

RESOLUTION: The Association hereby adopts the following policy:

1. Fences surrounding a lot of an individual home are considered to lie inside individual lot lines and are not located on the common properties of the Sapphire Pointe Master Association.
2. It is the responsibility of all abutting Lot Owners to a fence to maintain, to include staining, and replace the fence as needed or required. Part of maintaining one's fence entails staining all outwardly-facing portions of the fence, including front wings and any fence that faces a street (side or back). Three-rail fences are not included.
3. Fences will be stained with a color approved in advance by the Design Review Committee. Color guidelines shall follow Sherwin Williams 3511 Cedar Bark, or another brand that approximates that color. The owner shall follow proper manufacturer recommendations for cleaning and treating the fence prior to staining to ensure proper color coverage and durability. Solid stains are permitted, while paint is not.
4. Fences currently stained with a color other than Sherwin Williams 3511 Cedar Bark, or another brand that approximates that color, are not required to change color until such time as the fence in question requires refinishing.
5. Improvements (fences in this case) shall be maintained in a clean, attractive, and sightly manner; and kept in good repair with periodic staining. Any fence, or portion thereof, that is replaced will require the entire fence to be stained the appropriate color.
6. Modification. This Policy may be altered, amended, or repealed at any regular or special meeting of the Board by a vote of 67% majority of the Board and becomes effective immediately or at a subsequent specified date.

PRESIDENT'S

CERTIFICATION:

The undersigned, being the President of the Sapphire Pointe Master Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on August 18, 2016, and in witness thereof, the undersigned has subscribed his/her name.

SAPPHIRE POINTE MASTER ASSOCIATION, INC., a
Colorado nonprofit corporation

By: Allyn Jacobs President