

**Resolution
of
Jackson Creek Filing #5 Homeowners' Association, Inc.**

			<u>Rules Amendment Regarding Sheds</u>
--	--	--	---

The undersigned being all of the Directors of Jackson Creek Filing #5 Homeowners' Association, Inc. a Colorado non-profit corporation (the "Association") hereby consent to, vote in favor or, and adopt the following resolution:

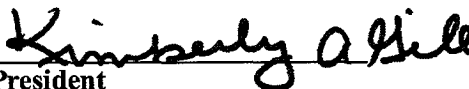
WHEREAS, the Board of directors is empowered to govern the affairs of the Association pursuant to Article IV, Section 4.5 of the Bylaws;

WHEREAS, the Board of Directors, in an effort to establish a policy on backyard sheds the Board therefore needs to officially adopt and accept the policy for a Shed Policy;

IT IS THEREFORE RESOLVED that the policy attached hereto as Exhibit A (hereafter referred to as "The Shed Policy") shall be adopted and hereby established as the policy of this Association;

IT IS FURTHER RESOLVED that this policy shall remain in effect until amended or hereby terminated by a majority vote of the Board of Directors, and


IT IS FURTHER RESOLVED that this policy shall take effect June 30, 2009.
EXECUTED this 30th day of June 2009.



President



Vice President



Treasurer

EXHIBIT A

Rules Amendment Regarding Sheds

- Overall structure should be pleasing to the eye and blend in with the overall curb appeal of the existing house as well as the neighborhood in general
- Plans must comply with existing covenant rules for additional structures
- Maximum size is 10'X12' (120 square feet) and no more than 9' tall and must meet all applicable set-back rules
- Placement of sheds is to be behind the house only
- Trim and overall color need to match existing color of house (or as close as possible)
- Shingles need to match existing type and color of existing house (or as close as possible)

- Construction of shed should be in similar nature as existing house. No metal/steel or “Rubbermaid”/plastic sheds will be approved
- Pre-fabricated wooden sheds are ok, but completed project must be similar in trim and overall color of existing house and meet all other applicable standards
- Upkeep of sheds is expected to be maintained by the homeowners similar to required upkeep of home
- No occupancy of shed is allowed
- Each shed must be pre-approved by ARC before it is put in
- Any lot that is completely exposed to all surrounding lots or street shall include considerations based upon the visual impact of the improvements to the community. Additional landscaping may be required at the discretion of the ARC.