

Enclave at Broadmoor Glen HOA

WHEREAS, Article VII, Section 7.1 (a) of the Bylaws of The Enclave at Broadmoor Glen Homeowners Association provides in part:

“The Board of Directors shall have power to adopt and publish rules and regulations and to establish penalties for the infraction thereof.”

WHEREAS, Article III of the Articles of Incorporation of The Enclave at Broadmoor Glen Homeowners Association provides in part that:

“The business, objects and purposes for which the Corporation is formed are...to provide an entity for the furtherance of the interests of all of the Owners...with the objectives of establishing and maintaining as a project of quality and value; enhancing and protecting its value, desirability and attractiveness; promoting the health, safety and welfare of the residents of said project and providing for the maintenance, preservation and architectural control of the Lots and Common Area within said Project.”

WHEREAS, the Colorado Common Interest Ownership Act provides in part:

“...the association, without specific authorization in the Declaration, may: Regulate the use, maintenance, repair, replacement and modification of the common elements.”

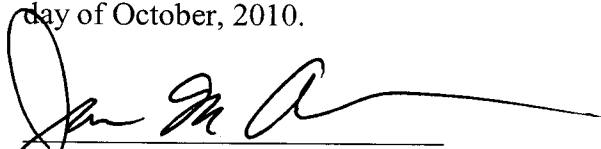
NOW THEREFORE BE IT RESOLVED THAT the following policies, rules and regulations be adopted by the Board of Directors for The Enclave at Broadmoor Glen Homeowners Association and where in conflict with any previously adopted rules, these rules shall prevail:


9. Grounds, Sidewalks and Common Areas (To replace existing Article 9.2)


9.2 No owner or occupant shall plant flowers, shrubbery, gardens, trees or any other plant material outside of their individual courtyard. The Association shall be deemed to own and exercise complete and exclusive control over any and all existing plant material in the Common Areas, that may or may not have been planted by individual residents in the past. The care, maintenance and control over said plant material will be the sole responsibility of the Association.

Owners may submit written requests to the HOA for plant material to be installed in the Common Areas at Association expense, and such requests will be considered by the Board of Directors at their discretion.

IN WITNESS THEREOF, the undersigned have executed this Resolution of Directors this 13th day of October, 2010.


James Anderson – President


David Steward – Vice President


Audrey Osswald - Secretary