

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE
CUNDALL FARMS METROPOLITAN DISTRICT**

**Amending the Residential Improvement Guidelines and Site Restrictions for Trailside
Community at Cundall Farms**

WHEREAS, the Cundall Farms Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, pursuant to § 32-1-1001(1)(h), C.R.S., the Board of Directors of the District (the “**Board**”) is empowered to have the management, control, and supervision of all business and affairs of the District; and

WHEREAS, Article 2, Section 2.1 of the Covenants, Conditions, and Restrictions for Trailside, recorded in the real property records of the clerk and recorder for Adams County, Colorado on November 17, 2014, at Reception Number 20140000080289 (the “**Declaration**”), provides that the Board has the authority to serve as or appoint members to the Architectural Review Committee (“**ARC**”); and

WHEREAS, Section 2.12 of the Residential Improvements Guidelines and Site Restrictions for Trailside Community at Cundall Farms (the “**Guidelines**”) provides the Guidelines may, at any time, be added to, deleted from, repealed, amended, and modified, reenacted, or otherwise changed by the ARC in its sole discretion as changing conditions and/or priorities dictate; and

WHEREAS, the Board, acting as the ARC, hereby desires to amend and supplement the Guidelines as set forth herein.

NOW THEREFORE, be it resolved by the Board of Directors of the Cundall Farms Metropolitan District as follows:

1. Repeal and Restatement. Pursuant to the findings set forth above, Section 3.75-Solar Energy Devices- of the Guidelines is hereby repealed in its entirety and the following is substituted:

Approval is required (Excluding landscape lighting) in order to review aesthetic conditions. Photovoltaic (PV) Solar panels must lay flat on the roof, meet all applicable safety, building codes and electrical requirements. This includes solar panels for thermal systems (solar water heaters). The installation of critter guards is required. The ARC is permitted to request changes as long as they do not significantly increase the cost or decrease the efficiency of the proposed device and panels. Please see Colorado Law C.R.S. § 38-30-168, which governs the review and the homeowner’s installation of such devices.

2. Effective Date. This Resolution shall be effective as of July 12, 2022.

Adopted this 12th day of July, 2022.

CUNDALL FARMS METROPOLITAN DISTRICT

Reuben Maes

Vice President, Board of Directors

Attest:

Darren Fresquez

Darren Fresquez (Jul 29, 2022 06:07 MDT)

Secretary or Assistant Secretary

Signature: *Reuben Maes*

Reuben Maes (Jul 28, 2022 23:44 EDT)

Email: reuben.maes@cfmd.co