

**RESOLUTION
OF THE
BATTLEMENT MESA SERVICE ASSOCIATION
REGARDING POLICY AND PROCEDURES
GOVERING OUTBUILDINGS**

SUBJECT: Adoption of a policy and procedure regarding outbuildings.

PURPOSE: To provide notice of the Association's adoption of policies and procedures of outbuildings.

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

EFFECTIVE DATE: October 1, 2016

RESOLUTION: The Association hereby adopts the following policy:

Section 4.17 of the Amended and Restated Architectural Standards, titled "Outbuildings" is hereby amended and restated as follows:

4.17 OUTBUILDINGS

Detached living use and architectural structures including gazebos, arbors, spa cover, etc. may be permitted, but are restricted to being constructed within the New Buildable Area (Building Envelope) of the Lot. (See section 3.02 of the Architectural Standards). Open carports are prohibited in all villages.

Outbuilding storage or non-living use structures (*i.e.* storage sheds, tool sheds, garden equipment sheds, etc.) are strictly prohibited in the villages of Battlement Creek Village, Section 2 (The Reserve), Willow Creek Village and Stone Ridge Village.

In Monument Creek Village, Tamarisk Villages and Saddleback Village, outbuilding structures, including attached or detached equipment storage sheds, shall not exceed eight feet (8') in overall height, and must be sided, painted and shingled to match the Site-Built Home or manufactured Home. The maximum allowable size of any outbuilding shall be one hundred-forty square feet (140 sq. ft.). Outbuildings and similar structures are limited to one (1) per lot.

In Battlement Creek Village, Section 1, all outbuilding structures are limited in use to storage sheds, tool sheds or garden equipment sheds. All outbuilding structures shall be located within the Buildable Area (Building Envelope) of the improved lot. (See section 3.02 of these Architectural Standards). The maximum allowable size of any outbuilding shall be .007 of the total square footage of the lot or two

hundred square feet (200 sq, Ft,) whichever is less. All outbuildings shall be of wood frame construction and shall have identical exterior wall finishes and color and roof finishes shall be of the same material and color as that of the Site Built Home. The design of the roof shall match that of the Site Built Home (*i.e.* hip, gable, etc.). The overall height of the outbuilding shall not exceed eight (8) feet. The length of the outbuilding shall not be greater than 2x's the width of the building. All outbuildings are to be constructed in the rear or side yard of the lot with the ultimate location of the shed to be determined by the Architectural Control Committee. Adequate screening of the shed may be required at the sole discretion of the Architectural Control Committee.

**PRESIDENT'S
CERTIFICATION:**

The undersigned, being the President of the Battlement Mesa Service Association, 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 Sept. 20, 2016 and in witness thereof, the undersigned has subscribed his/her name.

**BATLEMENT MESA SERVICE
ASSOCIATION,**
a Colorado nonprofit corporation.

By: Sarah B. McCord
President