

**RESOLUTION
OF THE
CHERRYWOOD II HOME OWNERS ASSOCIATION**

**ADOPTING PROCEDURES TO COMPLY WITH ECONOMIC RECOVERY
ACT OF 2008**

- SUBJECT:** Adoption of a policy and procedures to comply with the Government Act referenced above regarding the HOA duties to Owners, Board Members and the Public.
- PURPOSE:** To facilitate the efficient operation of Owner and Board meeting affording Owners opportunity to provide input and comments on activities of the HOA and to inform the public as required.
- AUTHORITY:** The Declaration, Bylaws, Articles of Incorporation and Colorado Law.
- EFFECTIVE DATE:** January 1, 2009
- RESOLUTION:** The Association hereby adopts the following procedures regarding the operation of the HOA.

1. SOLAR POWER/HEAT

The Economic Recovery Act of 2008 allows all homeowners to erect solar equipment on their homes and receive a tax credit for doing so. The Cherrywood II HOA may regulate the location, view, and maintenance of the equipment. Anyone wishing to install a pv or active solar system must supply the HOA Board a set of plans, name of installer(s), City Permit(when issued), equipment manufacturer, and other items as requested at least 30 days prior to work beginning. HOA Board shall have 15 days to review and approve or reject. Failure of the Board to respond shall indicate approval without conditions. Any requirements imposed by the Board shall not prohibit the installation of the equipment in a manor consistent with any required solar installation standards. Any such work shall comply with all relevant City codes. Homeowner shall maintain the appearance and functionality of the equipment as long as it is located on the property. Should homeowner fail to maintain the equipment, the HOA shall have a right to repair, remove, and/or levy fine against the homeowner.

2. WIND POWER

All wind power system shall comply with all City codes and shall be controlled in the same manor as solar systems stated above in #1.

3. EVAPORATIVE COOLERS (SWAMP)

The location of all swamp or evaporative coolers shall be limited to six feet off the ground at the top of the unit. NO ROOF MOUNT units are allowed. The unit

must be screened from view on all sides by a six foot fence. Current lot line fences, if any will satisfy this requirement.

3. WEB SITE

The Board hereby wishes to establish a public web site for the purpose of providing information to the Owners and the public in compliance with State Laws. The cost of maintaining the web site shall be an HOA expense. The site name is "www.cherrywood2hoa.com"

4. SUPPLEMENT TO LAW

The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the Laws of the State of Colorado.

5. DEVIATIONS

The Board may deviate from the procedures set forth in this Resolution in its sole discretion if such deviation is reasonable under the circumstances.

6. AMENDMENT

This policy may be amended at any time by the Board of Directors.

PRESIDENT'S CERTIFICATION:

The undersigned, being the President of the Cherrywood II HOA, Inc. a Colorado Non-profit Corporation, certifies that the following Resolution was adopted by the Board of Directors of the HOA, at a duly called and held meeting of the Owners and Board on this 1st. Day of January, 2009, and witness thereof, the undersigned has subscribed his/her name.

CHERRYWOOD II HOA, INC.
A Colorado nonprofit Corporation

By: 

President