

**RESOLUTION  
OF  
PIER POINT VILLAGE 8 HOMEOWNERS ASSOCIATION, INC**

**SUBJECT:** Decorative lighting

**PURPOSE:** To provide notice of the Association's adoption of a policy regarding the Association's rules for installing decorative lighting.

**AUTHORITY:** The Declaration of Covenants, Conditions And Restrictions, Section 4.6

**DATE:** 9/26/19

**NOTICE:** The Board of Directors adopts the following Resolution:

WHEREAS, The Declaration of Covenants, Conditions and Restrictions, Section 4.6 states:

The Association shall be granted all of the powers described in C.R.S 38-33.3-302, including but not limited to all powers necessary to govern, manage, maintain, repair, administer, and regulate the Project and to perform all of the duties required of the Association.

WHEREAS, Section 4.4.2 of the Bylaws state The Board of Directors shall be empowered to establish, make and enforce compliance with such reasonable Rules and Regulations as may be necessary for the operation, use, and occupancy of this Project; and

WHEREAS, Section 7.6.19 of the Declaration of Covenants states:

Exterior lighting shall not be directed in such a manner as to create an annoyance to adjoining properties. High wattage area lighting ("yard lights") are prohibited. Illumination of roofs or features on roofs is prohibited; and

WHEREAS, the Rules and Regulations for Pier Point Village 8 requires seasonal decorative items to be removed no more than 30 days after the holiday; so

THEREFORE, The Board of Directors establishes a rule that the installation of non-holiday decorative lighting to the exterior of units within the confines of the patio is permitted as long as the lights are white in color, are not overly bright so as to disturb neighboring units and are turned off daily by 10:00pm.

Violations of these rules are subject to the Association's Covenant Enforcement Policy including potential fines and attorney action.

**CERTIFICATION:** The undersigned, respectively being the President and Secretary of the Pier Point Village 8 Homeowners Association, Inc., a Colorado nonprofit corporation, certify that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on 9/24/19, and in witness thereof, the undersigned have subscribed their names.

PIER POINT VILLAGE 8 HOMEOWNERS ASSOCIATION, INC.,  
A Colorado nonprofit corporation,

By: Mary McEnico  
President

Attest: Chris  
Secretary