

**RESOLUTION
CARRIAGE HOMES AT STAPLETON ASSOCIATION
ADOPTING A POLICY FOR THE
GRANTING OF ARCHITECTURAL APPROVAL
OF SOLAR DEVICES**

SUBJECT: Adoption of a policy for the review and approval of solar devices in accordance with Colorado Law.

PURPOSE: To provide notice of the adoption of a policy regarding the review and approval of solar devices by the Design Review Committee ("DRC").

AUTHORITY: Neighborhood Charter for the Carriage Homes at Stapleton ("Charter"), By-Laws of the Carriage Homes at Stapleton Association, Articles of Incorporation of the Carriage Homes at Stapleton Association, Design Guidelines for the Carriage Homes at Stapleton Association ("Design Guidelines"), and Colorado Law.

WHEREAS, the Charter, at Sections 5.1 and 5.3, prohibits an Owner from installing any exterior structure or improvement without first submitting a written application and obtaining prior approval by the DRC, pursuant to the Design Guidelines;

WHEREAS, the Design Guidelines, at page 7 under the heading "Solar Collector Guidelines", further require all solar devices to be specifically approved by the DRC prior to installation and in accordance with the Design Guidelines;

WHEREAS, Colorado Law at Sec., 38-30-168 provides that any limitation on solar devices for aesthetic considerations must be reasonable and may not significantly increase the cost of the device; and

WHEREAS, the Board of Directors desires to establish a uniform policy for the review and approval of solar devices, which policy harmonizes the Charter, Design Guidelines and Colorado Law ("Solar Device Policy"). A copy of the Solar Device Policy is attached hereto.

WHEREAS, this consent may be executed in counterparts and shall be effective on the date the last director signs.

NOW THEREFORE, the undersigned directors of the Carriage Homes at Stapleton Association hereby approve, The Solar Device Policy attached hereto as adopted at the January 21, 2008 Board of Directors Meeting.

Joy O'Hara, President

1/21/08
Date

Bob Day, Secretary

1/21/08
Date

CARRIAGE HOMES AT STAPLETON
SOLAR DEVICE POLICY

1. No solar devices may be installed without the prior written approval from the DRC.
2. Owners must submit a Design Review Request Form to the DRC, with plans and specifications, pursuant to the Design Guidelines section entitled Submittal Requirements.
3. The design and installation of the solar device shall be completed in such a manner so as to: (i) integrate into the design of the homes so as to fit flush with the wall or roof surface of the structure; (ii) not block a neighbor's view; and (iii) minimize the distance between the exterior roofing material and the unexposed surface of the solar device but in no event may the distance be greater than 12 inches.
4. Frame color of the solar devices must conform to the materials permitted in the development.
5. Structural supports must be painted to match the roof or otherwise camouflaged to the extent possible.
6. Approved solar devices must be installed on the roof of the Home. Ground-mounted solar devices are prohibited.
7. In the event strict compliance with this policy unreasonably increases the cost of the solar devices, the owner seeking approval shall provide a minimum of two bids depicting the cost of installation of the solar device in compliance with this policy and one depicting an alternative method of installation. The DRC may, upon reviewing the proposals, grant a variance to this policy upon a finding that the cost of installation in compliance with this policy significantly increases the cost of the solar device.
8. Installation of all solar panels and accessories installed must be in compliance with all governing building codes and the installation company and/or owner is to provide copies of all the permits and final inspection report to the Associations Managing Agent.
9. Owners must sign the attached License and Indemnity Agreement.

NOW THEREFORE, the undersigned directors of the Carriage Homes at Stapleton Association hereby approve, by unanimous written consent, the Solar Device Policy attached hereto.

Bob Day
Bob Day, ~~President~~

1-21-08
Date

John Sebastian, Vice President
Bill Bates

Date

Chris Drake
Chris Drake, Treasurer

1/21/08
Date

Joy O'Hara
Joy O'Hara, Secretary ~~President~~

1/21/08
Date

John Sebastian
~~Bill Bates~~, Member at large
John Sebastian

1/21/08
Date