

**RESOLUTION  
OF  
GREENBROOK TOWNHOUSE 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 Bylaws, Article VII, Section C. and The Declaration of Covenants, Conditions And Restrictions, Article V, Section 2.

**DATE:** September 14, 2016

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

WHEREAS, Article VIII, Section 1d of the Bylaws states:  
The Board of Directors shall have the power to exercise for the Association all powers, duties and authority vested in or delegated to this Association, and not reserved to the membership by other provisions of these Bylaws, the Articles of Incorporation or the Declaration; and

WHEREAS, The Board of Directors adopts Architectural Standards for the benefit of all residents and Owners of Units in Greenbrook Townhouses Association and to promote the common good and enjoyment of the homeowners' investment, to protect property values, and to maintain a pleasant and safe living environment; and

WHEREAS, Article VII, Section 16 of the Declaration of Covenants states:  
No light shall be emitted from any Lot which is unreasonably bright or causes unreasonable glare; and

WHEREAS, the Rules and Regulations for Greenbrook Townhouses requires exterior holiday decorations be removed no more than 30 days after the holiday; so

THEREFORE, The Board of Directors establishes a rule the installation of non-holiday decorative lighting to the exterior of units within the confines of the patio as long as the lights are white in color and are not overly bright so as to disturb neighboring units.

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 Greenbrook Townhouses 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 September 14, 2016, and in witness thereof, the undersigned have subscribed their names.

GREENBROOK TOWNHOUSES ASSOCIATION, INC.,  
A Colorado nonprofit corporation,

By: Blanche V. Smith  
President

Attest: Barbara Carpenter  
Secretary