

**RESOLUTION  
OF  
GREENBROOK TOWNHOUSE ASSOCIATION, INC**

**SUBJECT:** Flower pots and plants on patio railings

**PURPOSE:** To provide notice of the Association's adoption of a policy regarding the Association's rules for the placement of flower pots and plants.

**AUTHORITY:** The Bylaws, Article VII, Section C. and the Declaration of Covenants, Conditions and Restrictions, Article V, Section 2.

**DATE:** March 11, 2020

**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, the Rules and Regulations for Greenbrook Townhouses Section 8(C) requires that damage to the unit exteriors or common area caused by individual action will be repaired and/or returned to acceptable standards by the Association, and the cost will be charged to the homeowner;

WHEREAS, the Board has found significant water damage to the patio top rails from the placement of flower pots and plants on or above the railings resulting in warping of the wood and deterioration of the paint ;

THEREFORE, The Board of Directors establishes a rule that prohibits the placement of any type of pots or plants directly on or above the patio railings.

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 March 11, 2020, and in witness thereof, the undersigned have subscribed their names.

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

By: \_\_\_\_\_

*[Signature]*  
President

Attest: \_\_\_\_\_

*[Signature]*  
Secretary