

CEDAR LANE AT CHERRY CREEK HOA

c/o Realty One, Inc.
1630 Carr St., Suite D
Lakewood, CO 80214
303-237-8000

September 4, 2020

To: Cedar Lane Home Owners

From: Board of Directors/Realty One, Inc.

Re: Fence Design Principles Resolution

At its September 1, 2020 Board Meeting, the Board of Directors of the Cedar Lane at Cherry Creek HOA revised the HOA's Design Guidelines to permit certain wood and composite wood fences. The attached resolution describes the types of fencing that will be acceptable. The other provisions of the Design Guidelines remain in force and effect.

If you have any questions, please email us at admin@realtyone-co.com or call 303.237.8000.

Sincerely,

Realty One, Inc.
Managing Agent

**RESOLUTION OF THE BOARD OF DIRECTORS OF
CEDAR LANE AT CHERRY CREEK HOMEOWNERS ASSOCIATION, INC.
Adopted September 1, 2020**

WHEREAS, the Design Principles of the Cedar Lane at Cherry Creek Homeowners Association, Inc. (the "HOA") and the Declaration of Covenants, Conditions and Restrictions of the HOA (the "Declaration") vest in the board of directors of the HOA and the Design Review Committee of the HOA the authority to manage and enforce the design standards contained in the Design Principles of the HOA to achieve the maximum aesthetic benefits for the community while enhancing property values; and

WHEREAS, Section 6.7 - Standards, Guidelines and Principles of the Declaration authorizes the Design Review Committee and the Board of Directors of the HOA to amend, interpret and implement the design standards, guidelines, principles, rules and regulations of the Declaration.

THEREFORE, the following resolutions are hereby adopted.

RESOLVED, the Privacy Walls & Fencing paragraph of the Design Principles of the HOA shall be amended and replaced as follows:

PRIVACY WALLS & FENCING

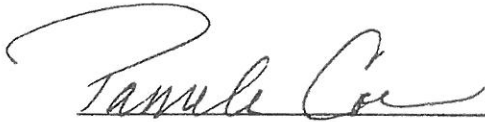
Architectural styles and standards for Cedar Lane at Cherry Creek dictate that high-quality materials will be utilized throughout the individual lots. Privacy screening will offer additional architectural elements to the community landscape. Use of materials that complement the architecture of the homes will reinforce the character of the home sites. Privacy walls shall not exceed six feet (6') in height. Gates in privacy walls shall utilize metal materials. Materials that utilize masonry materials utilized in the architecture of the homes are preferred. Wood fencing or TREX composite wood fencing will be considered if such fencing meets the following requirements –

- the fencing must be constructed of high-quality materials (e.g., cedar wood or redwood or TREX Seclusions composite fencing) and have a high-end design that complements the house.
- Wood fencing must be stained or painted with a high-quality product. All fencing will need to be maintained on a routine basis to retain the initial high-end design that complements the house.
- The fencing should start near the back of the home and should enclose only the backyard area and a minimal side yard area.


RESOLVED, in accordance with the Policy and Procedure, Adoption and Amendment of Policies, Procedures and Rules of the HOA, the amendment will become effective fifteen days after delivery of notice of the amendment to Members of the HOA.

The undersigned hereby certify that the foregoing resolution was adopted and made a part of the minutes of the meeting of the Board of Directors of the HOA conducted on the 1st day of September, 2020.

Cedar Lane at Cherry Creek Homeowners Association, Inc.



President

Attested: 

Secretary