

**JOINT RESOLUTION AMENDING CHATFIELD CORNERS
DESIGN REVIEW GUIDLINES**

THIS JOINT RESOLUTION is made by the Chatfield Corners Owners Association, a Colorado nonprofit corporation, and the Chatfield Corners Design Review Board (hereinafter the "Design Review Board") with the consent of the Chatfield Corners LLC, a Colorado limited liability company (hereinafter the "Declarant")

Recitals

WHEREAS, Declarant is the declarant referred to in that certain Declaration of Covenants, Conditions, Restrictions and Easements for Chatfield Corners record January 7, 2003 with the Clerk and Recorder for the County of Eagle, State of Colorado at Reception No. 819483, (hereinafter referred to as the "Declaration");

AND, WHEREAS, Section 2.17 of the Declaration authorizes the Design Review Board to add, delete, modify, create exceptions to or amend the Design Guidelines attached as Exhibit "C" to the Declaration from time to time in accordance with the Declaration;

AND, WHEREAS, Section 6.3(a) of the Declaration confers full authority on the Design Review Board with the approval of the Executive Board of the Chatfield Corners Owners' Association to amend, modify, supplement, add to, delete, or create exceptions to the Design Guidelines;

AND, WHEREAS, the Declarant, Design Review Board, and Chatfield Corners Owners' association, through its Board of Directors, have determined that portions of the Design Guidelines should be modified, supplemented, deleted, or added to as more fully set forth below;

AND, WHEREAS, such amendment has no material adverse effect upon any right of any Owner, as the term Owner is defined in Section 2.25 of the Declaration;

AND, WHEREAS, Robert M. Gallegos, Jr., Gerald G. Gallegos, and Michael Gundrum comprise the Board of Directors of the Chatfield Corners Owners' Association which is also known in the Declaration as the "Executive Board";

AND, WHEREAS, Grant Murphy, Robert M. Gallegos, Jr., Michael Gundrum, and John Perkins compromise the Design Review Board;

AND, WHEREAS, Robert M. Gallegos, Jr. and Gerald G. Gallegos are Managers of the Declarant;

AND, WHEREAS, Section 6.3 of the Declaration provides that the Design Guidelines may contain general provisions applicable to all of the Property, as well as specific provisions which vary from one portion of the Property to another depending upon the location, unique characteristics and intended use;

AND WHEREAS, the 2 acre lot sites located in the Meadows (Filing No.1) and in the Ridges (Filing, No. II) are unique both in their size and physical attributes;

AND, WHEREAS, the exact Design Guidelines authorize accessory buildings on the 2 acre lot sites;

AND, WHEREAS, this Executive Board and the Design Review Board deem it appropriate to more fully clarify the nature, size and certain restrictions of the accessory buildings in the Meadows and in the Ridges;

NOW, THEREFORE, BE IT RESOLVED that:

RESOLUTION

1. Accessory buildings which shall be allowed on the 2 acre lot sites in the Meadows (Filing No. I) and the Ridges (Filing No. II) shall include such recreational amenities as barns, detached garages, sheds, enclosed swimming pools or enclosed changing rooms and similar facilities. The of number accessory buildings will be limited to a maximum of two (2) structures (exclusive of any attached garage) No accessory buildings shall exceed 20 feet in height nor shall the total of the accessory buildings exceed 3,000 square feet of floor area. Additional types of accessory buildings may be approved by the Design Review Board. All accessory buildings are subject to the review and approval of the Design Review Board as provided for in the Design Guidelines. In no event shall accessory buildings include facilities designed for human habitation. All accessory structures shall be in the style of the residence.
2. Notwithstanding any other provision in the Design Guidelines to the contrary, including those set forth in the Mandatory Design Requirements, accessory buildings located on the 2 acre lot sites in the Meadows (Filing No.1) must be built within the designated building envelope applicable to the site, however, accessory buildings built on the 2 acre lot sites in the Ridges (Filing No. II) may, with the approval of the Design Review Board; be built outside of the building envelopes, but within applicable set backs. Professionally drawn elevations are required showing all sides of any structures to be built and the contours of the Lot adjacent to those structures.
3. With respect to landscaping of the 2 acre sites in the Meadows (Filing No. I) and in the Ridges (Filing No. II) consideration shall be given by the Design Review Board to the size of the lots and the location of improvements when determining the extent of landscaping requirements, including but not limited to the amount of

sodded front or side yards. All pathways, roads, drives and walkway shall be indicated on the Site Plan or Landscape Plan. Use of the entire site shall be shown on the Site Plan or Landscape Plan to indicate landscaping area, grass area, "wetlands" areas and native vegetation areas.

4. Landscape, grass, "wetlands" and native vegetation areas shall be maintained in a manner consistent with the rural, nature and "ranch" atmosphere of the surrounding areas.
5. All other provisions of the Design Guidelines as previously amended remain in full force and effect.


56 The effective date ("Effective Date") of this Resolution is August 1, 2003

This Joint Resolution Amending Chatfield Corners Design Review Guidelines has been unanimously adopted by the Executive Board and the Design Review Board and consented to by the Declarant as of the Effective Date and was re-adopted by the Chatfield Corners Owners' Association Board again on October 7, 2010.

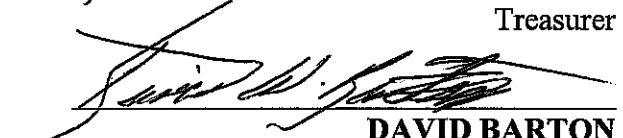
CHATFIELD CORNERS OWNERS' ASSOCIATION



GRANT MURPHY
Chairman



THERESA DILLON WOODWORTH
Treasurer



DAVID BARTON
Secretary