

# Grace Park II Condominium Association

## Covenant Enforcement Policy and Procedure For Exterior Sheds/Outbuildings/Storage Units Pursuant to C.R.S. §38-33.3-209.5(1)(b)(IV)

BE IT RESOLVED, the Association hereby adopts the following procedures to be followed for Architectural Control requests for the building or installation of exterior sheds, outbuildings or storage units located within the Association.

### 1. Scope:

To adopt a procedure and policy outlining procedures to be followed for Architectural Control Committee (ACC) requests in accordance with the Association's Declaration of Covenants, Conditions and Restrictions, Section 33. A-F. This policy has been adopted to promote architectural uniformity for all outbuilding/shed/storage unit located within the Association.

### 2. Specifics:

- Only one (1) outbuilding/shed/storage unit shall be allowed per condominium unit after implementation of this Policy.
- The Owner of the unit is required to make all ACC requests.
- The Owner shall fill out the ACC Request Form that is located on the Association's website.
- The Board of Directors or the ACC shall have thirty (30) days to review all requests for all exterior alterations in the Association, including, but not limited to landscaping, fences and outbuildings.
- Size and Dimensions:
  - Height Restrictions. No outbuilding/shed/storage unit shall have a height greater than six (6) feet (72") high.
  - Width Restrictions. No outbuilding/shed/storage unit shall have a width greater than four (4) feet (48") wide.
  - Depth Restrictions. No outbuilding/shed/storage unit shall have a depth greater than three (3) feet (36") deep.
  - Total square footage of the outbuilding/shed/storage unit shall not exceed twelve (12) square feet of floor space or seventy-two (72) total square feet of storage space.
- The color and style shall promote uniformity within the Association. The Board of Directors or the ACC have complete discretion in interpreting uniformity guidelines for the Association.
- This Policy goes into effect in February of 2022. If an Owner has an outbuilding/shed/storage unit larger than these specifications, said unit has an automatic variance while the current Owner owns the condominium unit in the Association.
  - Revocation of the variance: At the unit Owner's expense, upon the sale of the unit or transfer of ownership, an outbuilding/shed/storage unit that is larger than these specifications may be removed by the Board of Directors at their discretion to comply with this Policy.

- Revocation of this variance also includes any Owner in excess of more than one outbuilding/shed/storage unit. If there are two or more outbuilding/shed/storage unit/s, then the Board of Directors, at their sole discretion, can stipulate a timeline to remove additional outbuilding/shed/storage unit/s upon the completion of the sale of a condominium unit to a new Owner.
- An outbuilding/shed/storage unit shall only be allowed directly behind the Owner's condominium unit, within the Limited Common Element allocated by the Association as the backyard. No outbuilding/ shed/storage unit shall be approved for private use in any Common Areas located in the front or sides of the condominium unit/s.
- After review by the Board of Directors or the ACC, the Owner making the ACC request shall have 12 months to build or install the approved outbuilding/shed/storage unit. If the 12-month deadline is not completed, the Owner will have to resubmit with a new ACC request for exterior alterations.

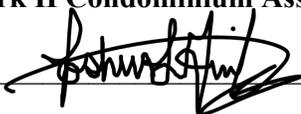
Owners are responsible for all city and county permit and/or licensing requirements. All outbuilding/shed/storage unit/s shall be made with quality construction materials to promote the safe usage of the outbuilding/shed/storage unit and not create undo harm for any Owners, members, guests or leasees/residents.

The current Owner of the outbuilding/shed/storage unit, if it should cause harm to anyone, is solely responsible for any and all damages against persons or property.

3. **Definitions:** Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning therein.
4. **Supplement to Law:** The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Association's Declaration and the laws of the State of Colorado governing the Project.
5. **Deviations:** The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
6. **Amendment:** The Board of Directors may amend this procedure from time to time.

**President's Certification:** The undersigned, being the President of the Association, certifies that the Board of Directors of the Association adopted the foregoing resolution and in witness thereof, the undersigned has subscribed his/her name.

**Grace Park II Condominium Association**

 Joshua Fritz  
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 President

**Effective Date:** 15 February 2022