

**RESOLUTION OF THE
WESTBROOK VILLAGE COMMUNITY ASSOCIATION, INC.
REGARDING NO FENCES BETWEEN HOUSES
IN BLOCKS ONE AND TWO**

SUBJECT: Adoption of a policy that there shall be no fence(s) between houses in Blocks one and two of Westbrook Village Community Association, Inc. This includes all lots within the Association Maintenance Areas (hereinafter called AMA's).

PURPOSE: To adopt a uniform policy regarding the prohibition of fences between homes, and further clarify the Resolution regarding fencing entered on June 15, 2021.

AUTHORITY: The Declaration, Articles of Incorporation and Bylaws of the Association and Colorado law.

EFFECTIVE DATE: February 1, 2024

RESOLUTION: The Association hereby adopts the following procedures to be followed when enforcing the covenants and rules of the Association.

1. **Fencing Between houses is Prohibited in Blocks 1 and 2:**
Westbrook Village Community Association, Inc. is a patio home development, and it is the intent and purpose of this Resolution to maintain it as such with no fences, dog runs, or screens between homes. The property located between homes in Lots one and two are part of the AMA's and would impede the upkeep and maintenance of those areas by the Association. This Resolution is in addition to the Resolution regarding back yard fences approved and enacted by the Board of Directors on June 15, 2021.
2. **Fences Between Houses in Block 3, Only with HOA Board Approval:**
Block 3 homeowners are responsible for the yard maintenance and upkeep of their lots, however despite their properties not being within the AMA's, the owners must first obtain Board of Director's approval by filing with the Board a Design Review Request in advance of installation of any fence(s). Fences are discouraged in lots 1, 2, and 3, and each request will be examined on the merits.
3. **Existing Fences Are Approved:**
All fences in existence as of the date of this Resolution, whether between properties or elsewhere, are deemed approved by the Board. Prior Design Review Requests were filed and approved for existing fences, or fences were installed by the Association next to the retention ponds and to mark the property lines at the borders of the development.
4. **Declaration of Covenants and Restrictions of Westbrook Village Community Association, Inc. Not Specifically Changed by This Resolution Shall Remain in Full Force and Effect:**

Unless specifically changed in this Resolution, all previous Declarations of Covenants, Conditions and Restrictions of this Association shall remain in Full force and effect.

President's Certification:

The undersigned being the President of the Westbrook Village Community Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors on February 1, 2024, and in witness thereof the undersigned has subscribed her name.

WESTBROOK VILLAGE COMMUNITY ASSOCIATION, INC.

A Colorado nonprofit corporation.

BY: 
Debra Lyford, President 2-1-2024

1. Fences between Homes is Prohibited in Blocks 1 and 2:
Westbrook Village Community Association, Inc. is a public home development, and it is the expressed purpose of this Resolution to maintain it as such with no fences, dog runs, or other barriers between homes. The property located between homes in Lots one and two are owned by AMAs and would impede the upkeep and maintenance of these areas by the Association. This Resolution is in addition to the Resolution regarding back yard fence systems and enacted by the Board of Directors on June 15, 2021.
2. Fences between Homes in Block 3, Only with HOA Board Approval:
Block 3 homeowners are responsible for the yard maintenance and upkeep of their lots, however despite their properties not being within the AMAs, the owners must first obtain Board of Director's approval by filing with the Board a Design Review Request in advance of installation of any fences. Fences are discouraged in lots 1, 2, and 3, and such request will be reviewed on the merits.
3. Existing Fences Are Approved:
All fences in existence as of the date of this Resolution, whether between properties or elsewhere, are deemed approved by the Board. Prior Design Review Requests were filed and approved for existing fences, or fences were installed by the Association next to the retention ponds and to mark the property lines at the borders of the development.
4. Declaration of Covenants and Restrictions of Westbrook Village Community Association, Inc. Not Specifically Changed by This Resolution Shall Remain in Full Force and Effect: