

**RESOLUTION  
FOUNDERS VILLAGE MASTER ASSOCIATION, INC.**

**RESIDENTIAL IMPROVEMENT GUIDELINES AND RESIDENTIAL SITE  
RESTRICTIONS FOR FOUNDERS VILLAGE MASTER ASSOCIATION, INC.**

WHEREAS, the Board of Directors ("*Board*") of the Founders Village Master Association, Inc. (*Association*) is authorized to adopt the below identified Residential Improvement Guidelines resolution as authorized in the Association's documents; such authority is found in the C.R.S. §§ 38-33.3-302(1)(a) and 38-33.3-322(1)(k); the Declaration of Covenants, Conditions and Restrictions ("*Declaration*"), recorded in the Douglas County Clerk and Recorder's Office on August 12, 1985, (Article VI, Section 6.05 (F)).

THEREFORE, BE IT RESOLVED that the Board of Directors for the Association will adopt and make a part of the regulatory Residential Improvement Guidelines and Residential Site Restrictions for Founders Village Master Association, Inc., (recorded in the Douglas County Clerk and Recorder's Office on December 17, 1998 at Reception Number 98104526), the following:

2.18 Commercial/Recreational Vehicles. Each Filing within Founders Village has a set of Supplemental Declarations of Covenants, Conditions and Restrictions particular to that Filing. Please refer to that document regarding your Filings guidelines or regulations for recreational type vehicles, including but not limited to, campers, trailers, motor homes, water crafts, snowmobiles, etc. If your Filings Supplemental Declarations address commercial or recreational type vehicles, then the Master Association may enforce the regulation of the Filing, until such time as the homeowner(s) in that Filing amend and record a revision to the current Supplemental Declarations.

If your Filings Supplemental Declarations are silent regarding recreational type vehicles, the Master Association requires that all commercial and recreational type vehicles be parked, (parking for this reference is as defined by the Town of Castle Rock's Zoning Ordinance), in a completely enclosed garage or a side yard completely screened from view and approved by the Architectural Control Committee, effective January 1, 1999. Owners/residents may load and unload commercial or recreational type vehicles in the community (Loading and Unloading for this reference is as defined by the Town of Castle Rock's Vehicles and Traffic Ordinance).

A commercial vehicle is defined as a vehicle that has a business name or logo on it, has equipment attached to it or used for the purposed of providing services to an individual or business. In the case of a commercial vehicle(s), if the commercial vehicle will not fit in the owner's/resident's garage, due to size limitations and has been in the possession of the owner/resident prior to January 1, 1999, the owner/resident can file a petition to the Master Association for a temporary exemption to this regulation. All temporary exemptions must be filed by March 31, 1999 and if approved by the Master Association, will expire on or before December 31, 2001, as determined in the sole discretion of the Master Association.

All owners or residents that purchase or move into the community after January 1, 1999 must comply with the commercial vehicle regulation and will not be granted a temporary exemption.

2.23 Driveways. Extension, expansion or redesign of driveways requires prior Committee approval. Approval or requests for width extensions over three (3) feet on driveways will be based on, but not limited to the following criteria:

- A. Minimum distance between the new extension and any other driveway, sidewalk or public right-of-way shall not be less than ten (10) feet.
- B. Upon completion, the maximum width of the driveway should not exceed twenty-four (24) feet.

- C. Extensions shall be constructed of identical materials and design to that of the existing driveway.
- D. Extensions shall not encroach upon neighboring property boundaries or change the existing drainage pattern or grade.

Replacement or repair of any existing driveway or sidewalk with identical materials and design will not require Committee approval. Any approved driveway expansion shall not be intended to promote access to parking or storage of any vehicle off the driveway on a side yard.

2.46 Motor Vehicles. Existing Covenants, Conditions and Restrictions and some Supplemental Declarations provide that no tractors, trucks, 3/4 ton or larger, may be stored or parked in the community. Such vehicles may be kept only within garages, or enclosed structures approved by the Architectural Control Committee. Inoperable vehicles cannot be repaired, constructed or allowed to remain on any property so as to be visible from or impact any other property.

No vehicle including operable, licensed automobiles shall be allowed to be parked or stored on a residential lot unless it is located on the driveway, in the garage or screened from view by an enclosure which has been approved by the Architectural Control Committee. Parking on lawns/landscape beds or on areas not designated and/or approved for vehicular purposes is prohibited.

Signed and delivered this 8<sup>th</sup> day of August 2001.

Founders Village Master Association, Inc.  
BOARD OF DIRECTORS

By: Rex Fletcher  
Rex Fletcher, President

STATE OF COLORADO     )  
  )     ss.  
COUNTY OF ARAPAHOE    )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of August 2001, by Rex Fletcher, President of the Founders Village Master Association, Inc.

My commission expires: May 23, 2005. Witness my hand and official seal

Jessica Moser  
Notary Public

