

Pagosa Lakes Property Owners Association
RESOLUTION 2023-01
OF THE BOARD OF DIRECTORS OF
PAGOSA LAKES PROPERTY OWNERS' ASSOCIATION, INC.
Resolution Revising Project Permit Process, Updating Section 1.12

WHEREAS, The Declaration of Restrictions and Bylaws governing the Pagosa Lakes Property Owners' Association, allow for the implementation of Rules and Regulations for the Association, and require a project application and ECC approval for improvements to a property, and;

WHEREAS, The Declaration of Restrictions, Association Bylaws, Resolutions, Rules and Regulations adopted by the PLPOA Board of Directors are established and enforced for the benefit and protection of all property owners, and;

WHEREAS, There is statutory authority for such enforcement in the State of Colorado Statutes: including C.R.S. 38-33, 3-117, -316, - 302(1)(a), and;

WHEREAS, The Board wishes to update situations in which ownership of a property changes ownership prior to completion of a project for which a permit has been issued.

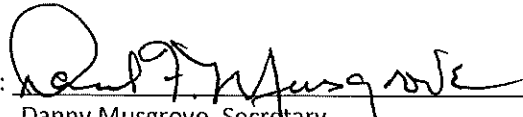
THEREFORE, The following change to the Project Permit Process will consist of updating section 1.12 as noted below, shall be established:

1.12 Change of Ownership While Project is Incomplete

The owner must notify PLPOA in writing in advance if the property is to be conveyed before construction is complete and the permit closed. If the owner fails to do so, this does not relieve the new owner of the obligation to continue the project as described in the permit. If a change to the project/permit is desired, the new owner may follow established PPP processes. The new owner is subject to the same permit renewal fee schedule and fine schedules as were in effect for the prior owner at the time of conveyance. The change in ownership will not be deemed to restart the permit or extension process. The new owner must complete and sign a permit application form for the project in order for the permit to be transferred. A Permit Transfer Fee in the amount of \$500 will be applied for transferring a permit for a noncomplete project to a new owner.

PRESIDENT'S AND SECRETARY'S CERTIFICATION: The undersigned, respectfully being the President and Secretary of the Pagosa Lakes Property Owners Association, a Colorado nonprofit corporation, certify that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at duly called and held meeting of the Board of Directors of the Association on MAY 11, 2023 And in witness thereof, the undersigned have subscribed their names.

By: 
Dan Mayer, President

Attest: 
Danny Musgrove, Secretary