

**Pagosa Lakes Property Owners Association
RESOLUTION 2023-03
OF THE BOARD OF DIRECTORS OF
PAGOSA LAKES PROPERTY OWNERS' ASSOCIATION, INC.
Resolution Revising Project Permit Process, Updating Section 3.2**

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 the Project Permit Process in order to comply with SB 23-178 regarding the use of nonvegetative turf grass, hardscapes, drought tolerant plantings, vegetable gardens, and the selection of pre-approved water-wise garden designs.

THEREFORE, The following change to the Project Permit Process will consist of updating section 3.2 as noted below, shall be established:

3.2 Environmental Requirements & Standards

3.2.1 Surface Restoration: Upon completion of a project in which the surface area of the lot has been disturbed, Owners shall establish vegetation or other appropriate landscaping. This must be completed within nine (9) months of the project being complete or from changing grade on a property of less than one (1) foot. Owners may also desire to change the landscaping on their property not part of another project. In either situation, the Association does encourage landscaping requiring lower water use. This landscaping is important for water conservation, the aesthetics of the neighborhood, maintaining property values and erosion control. Landscaping can include planting of turf grass, native weed-free grass, native plants, hardscaping with stone / wood chips, nonvegetative turf grass, drought tolerant vegetation and xeriscape. Introduction of weeds listed as "noxious" by the State of Colorado and Archuleta County is prohibited in Pagosa Lakes.

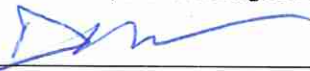
3.2.1.1 Drought Tolerant Landscapes: The use of xeriscape, nonvegetative turf grass or drought tolerant or nonvegetative landscapes to provide ground covering to the owner's property is acceptable. The following aesthetic guidelines exist:

- a. Nonvegetative turf grass must be natural green in color.
- b. Use of hardscape is encouraged on 20% of landscaping area but may be less.
- c. Installation of at least 80% of drought tolerant plants is allowable.
- d. When using hardscaping, a vegetative barrier must be used.
- e. Vegetable gardens meaning a plot of ground or an elevated soil bed for cultivating edible plants, flowers, herbs, fruits and leafy greens may be placed in the front, side or back yards

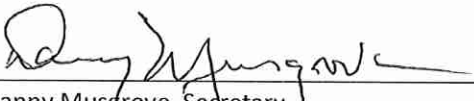
of an owner's property. Owners are encouraged to choose a location that will not intrude on the aesthetics of the property.

- f. An owner may choose from the three pre-planned water-wise garden designs already preapproved for front yards. These designs emphasize drought-tolerant and native plants. Reasonable substitute plants are allowed when a plant in the design is not available. A copy of these designs may be found in the Appendix of the Project Permit Process and on the website at plpoa.com.

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 July 13, 2023 And in witness thereof, the undersigned have subscribed their names.

By: 

Dan Mayer, President

Attest: 

Danny Musgrove, Secretary