

**Pagosa Lakes Property Owners Association
RESOLUTION 2024-02
OF THE BOARD OF DIRECTORS OF
PAGOSA LAKES PROPERTY OWNERS' ASSOCIATION, INC.
Resolution Revising Project Permit Process, Adding Section 5.1**

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 and 302(1)(a)(o)(p)(q);

WHEREAS, The Board wishes to update the Project Permit Process to include the Lake Shoreline Policy in which ownership of a lakefront property will be required to obtain a permit for significant shoreline improvements.


THEREFORE, the following addition to the Project Permit Process will consist of adding section 5.1 as noted below, shall be established:

5.1 Shoreline Improvement Permits

- A Permit is required for any significant shoreline improvements or modifications by a lakefront owner. These are free permits which will issued by the Environmental Control Committee with review and recommendation by the Department of Property & Environment.
 - Significant improvements or modifications include:
 - Installation of rock rip-rap, rock wall or gabion in any area wider than 10 feet along the shoreline.
 - Any project requiring heavy equipment such as backhoe, tractor or similar equipment
 - Any time a grade change of more than 1-foot will occur along the shoreline.
 - Any significant removal of cattails, reeds or willows totaling more than 30% of the shoreline.
- In some cases, such as larger scale projects, approval of the US Army Corps of Engineers may be required. The riparian buffer zone of the lakes is considered federal wetland designation and impacts to areas greater than 1/10th acre may require USACE approval. This will be addressed during the permit approval process.
- Minor improvements such as handwork on a small area of the shoreline, annual maintenance, installing low growing vegetation, placement of medium sized or small rocks in an area less than 10 feet in width generally would not require a permit.
- In some cases, your shoreline may not be entirely within your surveyed property pins.

- If the shoreline, high water line is reasonably close to your pins (10 feet) it would in essence still be generally considered “your” shoreline and the Association would approve shoreline repairs and stabilization with a permit.
- Refer to the Lakes Shoreline and Lakefront Policy for more information

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 June 13 - 2024
And in witness thereof, the undersigned have subscribed their names.

By: 
Lars Schneider, Vice-President

Attest: 
Monty Whitman, Secretary