

**RESOLUTION
OF THE
WOODBOURNE HOMEOWNERS ASSOCIATION, INC.
REGARDING RENEWABLE ENERGY GENERATION DEVICES
AND ENERGY EFFICIENCY MEASURES**

SUBJECT: Adoption of a policy regarding Renewable Energy Generation Devices and Energy Efficiency Measures.

PURPOSE: To adopt a policy regarding the installation of Renewable Energy Generation Devices and Energy Efficiency Measures.

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

**EFFECTIVE
DATE:**

JANUARY 21, 2009

RESOLUTION: The Association hereby adopts the following Policy:

1. Definitions.

a. Renewable Energy Generation Device means:

- (i) A solar collector or other device or a structural design feature of a structure which provides for the collection of sunlight and which comprises part of a system for the conversion of the sun's radiant energy into thermal, chemical, mechanical, or electrical energy; or
- (ii) A wind-electric generator that meets the interconnection standards established in rules promulgated by the Public Utilities Commission pursuant to C.R.S. 40-2-124.

b. Energy Efficiency Measure means a device or structure that reduces the amount of energy derived from fossil fuels that is consumed by a resident or business located on real property, and is further limited to include only the following types of devices or structures:

- (i) An awning, shutter, trellis, ramada, or other shade structure that is marketed for the purpose of reducing energy consumption;
- (ii) A garage or attic fan and any associated vents or louvers;
- (iii) An evaporative cooler;

- (iv) An energy-efficient outdoor lighting device, including without limitation a light fixture containing a coiled or straight fluorescent light bulb, and any solar recharging panel, motion detector, or other equipment connected to the lighting device; and
- (v) A retractable clothesline.

2. Renewable Energy Generation Devices. Regardless of any provision in the Declaration, Bylaws, Articles of Incorporation, Rules and Regulations, or Architectural Control Guidelines, pursuant to Colorado law, Renewable Energy Generation Devices may be approved by the Architectural Control Committee subject to the following:

- a. Wind-electric generators may not extend above the roof height of the structures on the lot on which they are located or above any structure on any adjoining lot.
- b. Wind-electric generators shall be painted in a color in harmony with existing homes or colors similar to those originally employed in the neighborhood.
- c. A wind-electric generator shall not be permitted if the noise created by it will interfere with the use and enjoyment of residents of lots situated near the wind-electric generator.
- d. Solar collectors shall be placed on the rear-yard facing slopes of roofs when possible and shall be integrated into the design of the roof.
- e. Solar collectors shall be adequately installed and braced.
- f. All Renewable Energy Generation Devices shall be installed according to any applicable safety requirements as required by any applicable building code or recognized electrical safety standard for the protection of persons or property.
- g. The Architectural Control Committee shall also consider other aesthetic aspects of any Renewable Energy Generation Device related to the dimensions, placement, or external appearance to ensure that any such Renewable Energy Generation Device complies with any applicable restrictions contained in the Declaration or Design Guidelines.
- h. Notwithstanding the above, no restriction or criteria placed on Renewable Energy Generation Devices by the Association may significantly increase the cost of the device or significantly decrease its performance.

3. Energy Efficiency Measures. Regardless of any provision in the Declaration, Bylaws, Articles of Incorporation, Rules and Regulations, or Architectural Control Guidelines, pursuant to Colorado law, Energy Efficiency Measures may be approved by the Architectural Control Committee subject to the following:

- a. Awnings, shutters, trellises, ramadas, or other shade structures shall be constructed of natural materials in colors that are in harmony with existing homes or colors that are similar to those originally employed in the neighborhood. Awnings, shutters, trellises, ramadas, or other shade structures shall not extend exceed eight feet at the highest point and shall be compatible with the existing home on the lot.
- b. Vents or louvers associated with a garage or attic fan shall be installed on the rear-yard facing slope of the roof when possible and shall be painted to match the color of the roof.
- c. Roof-mounted evaporative coolers shall be installed on the rear-yard facing slope of the roof and shall be painted to match the color of the roof. Roof-mounted evaporative coolers must be adequately installed and braced.
- d. Window-mounted evaporative coolers shall be painted to match the color of the home to which they are attached and must be adequately installed and braced.
- e. No window-mounted evaporative coolers may be installed in the front windows of any residence on a lot.
- f. Energy-efficient outdoor lighting devices shall be of a color that is in harmony with the home to which it is attached. The lighting from any such energy-efficient outdoor lighting devices shall be subdued and the light source must not be directly visible from adjoining dwellings.
- g. Retractable clotheslines shall be located on a lot in such as way as to not be exposed to view from roads or other lots unless surrounded by screening materials approved by the Architectural Control Committee.
- h. All Energy Efficiency Measures shall be installed according to any applicable safety requirements as required by any applicable building code or recognized electrical safety standard for the protection of persons or property.

4. Limitations.

- a. The prior written approval of the Architectural Control Committee is still

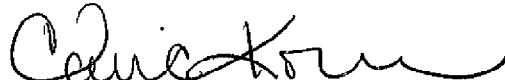
required, as set forth in the Declaration, for the installation of any Renewable Energy Generation Device or Energy Efficiency Measure.

- b. No Renewable Energy Generation Device or Energy Efficiency Measure may be installed on any property that is owned by another person, leased (except with permission of the lessor), or on Common Area.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of the Association, certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on Jan 21, 2009 and in witness thereof, the undersigned has subscribed his/her name.

**WOODBOURNE HOMEOWNERS
ASSOCIATION, INC.**
a Colorado non-profit corporation,

By: 
President