

## **EXHIBIT A**

### **Architectural Control Policy**

The Association shall maintain an Architectural Control Committee to maintain the neighborhood in accordance with the governing documents of the Association. The committee should consist of at least one volunteer, and the Board of Directors. The ACC Chairman and Board of Directors shall be familiar with the governing documents of the Association. The ACC Chairman will be responsible for making determinations if an association member project request is in compliance with the governing documents of the Association. The AAC Chair also maintains the files of approved and disapproved applications in the member files and forwards a report to the Board of Directors and the Property Manager one week prior to the monthly meetings. This application process will be free to the homeowner and should be completed as quickly as possible as to not inconvenience the homeowner.

Listed are the procedures for approving of an association members Architectural Control Application.

1. Homeowner receives, fills out, and submits ACC Application to the ACC Chairman or a Association Director. Each application shall be filled out completely and contain Plans, Photos, Paint samples and any other information that will clearly depict your materials and finished project.
2. ACC Chairman or Director will sign that he or she received the application and returns the pink copy to the homeowner.
3. All applications will be forwarded to the ACC Chair for review and/or approval. The application should be review by at least one or more Board members if an application is in question because of covenants or paint color change.

Projects needing review:

- a. Homeowner changes colors of house paint and no other house is painted close to that color for comparison.
- b. Paint colors that seem to be out of limits for the association and don't harmonize with rest of the neighborhood.
- c. Project could affect neighborhood as a whole.
- d. Project is large and changes design or layout of a home, property, or changes any natural element of the area, such as slope or drainage.

4. ACC Chairman shall visit the homeowners property with all information to assist him in making an ACC decision. This is to include comparing paint samples, check paint samples against other homes, check plans with layout, and determining the effect on the neighborhood as a whole.
5. ACC Chairman has the authority to approve applications that are within the guidelines of the governing documents, paint colors are not changing, and paint colors can be verified not to upset the harmony of the neighborhood.
6. Once a decision has been made the application will be approved or disapproved and signed by the ACC Chairman. The yellow copy should be returned to the homeowner and the white copy placed in Association files. The homeowner shall receive a letter explaining the reason why if an application is disapproved.

**Resolution  
of  
Vista Mesa Homeowners Association, Inc.**

**Architectural Control Policy**

The undersigned being all of the Directors of Vista Mesa Homeowners Association, Inc. a Colorado non-profit corporation (the "Association") hereby consent to, vote in favor or, and adopt the following resolution:

**WHEREAS**, the Board of directors is empowered to govern the affairs of the Association pursuant to Article VII, Section 1(a) of the Bylaws; and

**WHEREAS**, Senate Bill 05-100, approved June 6, 2005, amending the Colorado Common Interest Ownership Act 3S-33.3-101 et. Seg, requires the Association to establish a procedure for Architectural Control; and

**WHEREAS**, the Board of Directors, in an effort to comply with this statute, desires to establish a policy that shall govern the manner in which the Association's Architectural Control is handled; therefore a need to officially adopt and accept the Architectural Control Policy;

**IT IS THEREFORE RESOLVED** that the policy attached hereto as Exhibit A (hereafter referred to as "The Architectural Control Policy") shall be adopted and hereby established as the policy of this Association;

**IT IS FURTHER RESOLVED** that this policy shall remain in effect until amended or hereby terminated by a majority vote of the Board of Directors, and

**IT IS FURTHER RESOLVED** that this policy shall take effect January 1, 2007.  
EXECUTED this (date)

Original Signed

\_\_\_\_\_  
**President**

Original Signed

\_\_\_\_\_  
**Vice President**

Original Signed

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**Treasurer**

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**Director at Large**