

The Courtyards at Quail Lake Homeowners Association, Inc.
THE USE OF ENERGY EFFICIENCY MEASURES
WITH REAL PROPERTY
(UNDER HB 1270)

PURPOSE: Compliance with Colorado law, to adopt policies as required under House Bill 08-1270.

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

EFFECTIVE DATE: October 11, 2010.

RESOLUTION: The Association adopts the listed policies (as required under House Bill 08-1270).

A new law (effective August 2008) states an Association shall not "effectively prohibit" "renewable energy generation devices" which are solar energy devices or wind electric generators (that is windmills which meet certain standards) or the installation or use of "energy efficient measures" which are awnings, shutters, trellis or other shade structure, a garage or attic fan and vents, an evaporating cooler, energy efficient outdoor lighting device, or a retractable clothesline.

As to energy generators, the Association may impose "reasonable" aesthetic restrictions as to the dimensions, placement, and appearance of the device so long as they do not:

- Significantly increase the cost of the device;
- Significantly decrease its performance or efficiency.

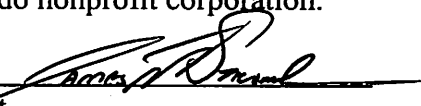
In addition, the Association may require safety requirements and reasonable restrictions to reduce interference with use and enjoyment by residents of properties situated near the generators as a result of sound.

Energy efficiency measures ("EEM"), the Association may impose "reasonable" aesthetic restrictions which consider (1) the impact on the purchase price and operating costs of the EEM, (2) the impact on the performance of the EEM and (3) criteria contained in the Association's governing documents.

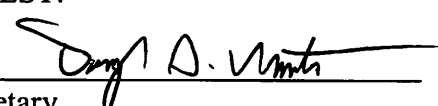
As to generators and EEM's, the owner has no right to place such items on (1) property owned by another person, (2) leased property, except with permission of the landlord, and (3) a "general common element."

IN WITNESS WHEREOF, the undersigned certify that the foregoing was adopted by resolution of the Board of Directors of the Association on this 11th day of October, 2010.

**THE COURTYARDS AT QUAIL LAKE
HOMEOWNERS ASSOCIATION, INC.,**
a Colorado nonprofit corporation.

By: 
President

ATTEST:

By: 
Secretary