

**PINON RANCH HOMEOWNERS ASSOCIATION**

**RESOLUTION 2015**

**A RESOLUTION AMENDING AND REPLACING THE BY-LAWS AND ADOPTING POLICIES, PROCEDURES, RULES AND REGULATIONS**

WHEREAS, the Board of Directors of Pinon Ranch Homeowners Association (“the Association”), during its meeting dated February 03, 2015, through a majority vote of the Directors present, agreed as follows:

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements for Pinon Ranch Subdivision, dated June 2, 1998, and recorded June 3, 1998, at Reception Number 098075103 in the records of the El Paso County Clerk & Recorder (“Declaration”) provides that the Association, acting through the Board,

“shall have the duties and powers set forth in the Association Documents and all duties and powers of non-profit corporations granted by law or otherwise existing, and, in general, the power to do anything that may be necessary or desirable to further the common interests of the Members, to maintain, improve and enhance the Common Elements, and to improve and enhance the attractiveness, desirability and safety of Pinon Ranch subdivision.”  
(Declaration, Article 4.6)

WHEREAS, the Board of Directors, in order to further the common interests of the Members, has determined that the current Bylaws must be amended to more completely and accurately describe the powers and duties set forth therein.

WHEREAS, the Board of Directors, has determined that in order to maintain, improve and enhance the Common Elements and to improve and enhance the attractiveness, desirability and safety of the subdivision, Policies, Procedures, Rules and Regulations shall be adopted.

NOW THEREFORE, BE IT RESOLVED by the Board of the Directors of the Association, that the current By-Laws which are undated and incomplete shall be amended and replaced and supersede any prior By-Laws and amendments thereto and, further, that Policies, Procedures, Rules and Regulations be adopted.

*Pinon Ranch Homeowners Association Board of Directors*