



Pinon Ranch Homeowners' Association

RESOLUTION NO. 2019

RESOLUTION AMENDING THE COVENANTS TO IMPLEMENT NEIGHBORHOOD WIDE TRASH SERVICE

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements for Pinon Ranch Subdivision ("the Declaration") establishes one of the purposes of the Pinon Ranch Homeowners' Association, Inc. ("the Association") is to "protect and enhance the quality, value, desirability, and attractiveness of all property within Pinon Ranch Subdivision";

WHEREAS, Section 11.3 of the Declaration establishes the procedure whereby the Declaration may be amended by a document signed by the owners of at least 67 percent of the total number of lots and recorded in El Paso County, Colorado.

WHEREAS, not fewer than three different trash companies service Pinon Ranch Subdivision on different weekdays, resulting in greater likelihood of litter; increased noise, air, and surface pollution; unnecessary wear and tear on the streets; and reduced neighborhood attractiveness;

WHEREAS, the annual assessments are currently less than the statutory maximum, and the increase in assessments needed to provide trash service will not exceed the statutory limit; and

WHEREAS, a super majority of property owners favor trash service being provided by the Association and signed a document in favor of amending the Declaration to do so.

NOW, THEREFORE, BE IT RESOLVED BY A TWO-THIRDS MAJORITY OF PROPERTY OWNERS IN THE PINON RANCH SUBDIVISION:

The members of the Pinon Ranch Homeowners' Association, Inc. amend the covenants to allow dues to be increased by greater than 10% for the year 2020 for the sole and specific purpose of implementing neighborhood wide trash service.

DATED, at Colorado Springs, Colorado this 21st day of November, 2019.

Amanda Brush, HOA President

ATTEST:

Bradley Gilpin, Association Secretary