

**Architectural Review Standards and Procedures
of
Minotaur Village Homeowners Association**

A

**Condominium Community
Located in the City of Lafayette
County of Boulder
State of Colorado**

SUBJECT: Adoption of a policy and procedure to be followed regarding architectural review standards and procedures.

PURPOSE: To adopt standard procedures governing the construction of any building, fence, wall or other structure on the Properties and to assist the Association to actively foster, promote and advance the common ownership interest in the community and to preserve the inherent architectural and aesthetic quality of the community.

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

EFFECTIVE DATE: January 1, 2006

RESOLUTION: The Association hereby adopts the following procedures to be followed in adopting Policies of the Association:

Establishment of the Architectural Review Committee. The Board of Directors ("Board") shall act as the Architectural Review Committee, unless the Board delegates this duty to other members of the community, in which case, the Board shall appoint such members.

1. Required Approvals and Design Criteria. The Architectural Review Committee shall consider and act upon any and all plans and specifications submitted for its approval under the Declaration and perform such other duties as from time to time shall be assigned to it by the Board, including the inspection of construction in progress to assure its conformance with plans approved by the Architectural Review Committee.
2. Application and Review Form. No construction, addition, or alteration shall be commenced or maintained until an Application and Review Form is submitted to the Architectural Review Committee, along with plans and specifications of the improvement, showing the nature, kind, shape, height, materials and location of the proposed improvement, and approved in writing by the Architectural Review Committee. The Architectural Review Committee may require such further detail in plans and specifications submitted for its review as it deems proper.

The Architectural Review Committee shall exercise its reasonable judgment to the end that all plans and specifications submitted for its approval shall comply with the requirements set forth herein and the Association's governing documents. Review shall be based upon, but not limited to:

- (a) Conformity and harmony of exterior appearance of structures and improvements with neighboring structures;
- (b) Effect of location and use of improvements on nearby Lots, improvements, operations and uses.
- (c) Shape, color, size, dimensions, and exterior design;

- (d) Materials used for construction;
 - (e) Number of exterior improvements already constructed; and
 - (f) Conformity with the plan, specification and purposes generally established within the Community.
3. Expense of Review. The Architectural Review Committee may obtain the services of an architect, engineer, attorney or other professional in its review and require that the applicant(s) reimburse the Architectural Review Committee for actual expense incurred by it in its review and approval process. The Architectural Review Committee may require a fee payable to the Association to accompany each application for approval.
 4. Review for Completion. The Architectural Review Committee will review the submitted Application and Review Form. If incomplete, the Architectural Review Committee shall contact the Owner and request the missing information.
 5. Voting. The vote of a majority of the members of the Architectural Review Committee shall constitute action on any matter before it. The Architectural Review Committee from time to time may designate a single member to act on its behalf on such issues it defines as routine and not requiring a vote. Should an Owner request a reconsideration of an action taken by a single appointed member, then an affirmative vote of majority of the members of the Architectural Review Committee is required to sustain such action.
 6. Decision. Decisions of the Architectural Review Committee and the reasons therefor shall be transmitted using the Architectural Review Committee Action Form and mailed to the applicant at the address set forth in the Application and Review Form within 30 days after receipt of the complete application by the Architectural Review Committee.
 7. Inspection Upon Completion. Upon notification of completion, the Architectural Review Committee will inspect the project to determine whether it has been completed in conformance with the plans. If the improvement has not been completed in accordance with the Application and Review Form, the Architectural Review Committee will provide the Owner with a written notice of incompleteness and allow the Owner another 10 days to correct the improvement. If the improvement remains uncorrected, the Architectural Review Committee will notify the Board for enforcement action.

8. Noncompliance. The Architectural Review Committee may issue and record a Notice of Noncompliance if the Owner fails to obtain written consent or fails to comply with the terms of the written approval. In the event a Notice of Noncompliance is issued, the Lot shall be restored to its condition prior to the noncompliance within 10 days of issuance of the Notice of Noncompliance. The cost to restore the Lot to its condition prior to the noncompliance shall be the responsibility of the Owner who made the improvement. The Owner who made the improvement shall also be liable for any damages or injuries resulting from such improvement.
9. Communications. All communications and submittals shall be addressed to the Architectural Review Committee at Association's Managing Agent.
10. Variances. The Architectural Review Committee may grant reasonable variances or adjustments from any conditions and restrictions imposed by the Declaration and this Architectural Policy in order to overcome practical difficulties and unnecessary hardships arising by reason of the application of the conditions and restrictions contained in the Declaration and this Architectural Policy. Such variances or adjustments shall be granted only when the granting thereof shall not be materially detrimental or injurious to the other Lots nor deviate substantially from the general intent and purpose of the Declaration and this Architectural Policy. In the event the Board of Directors disapproves a request for a variance, the Owner shall have the right to make one request for reconsideration.
11. Waivers. The approval or consent of the Architectural Review Committee, or appointed representative thereof, to any application for design approval shall not be deemed to constitute a waiver of any right to hold or deny approval or consent by the Architectural Review Committee as to any application or other matters subsequently or additionally submitted for approval or consent pursuant to this Architectural Policy or other governing documents for the community.
12. Liability. The Architectural Review Committee and the members thereof, as well as any representative of such Architectural Review Committee designated to act on its behalf, shall not be liable in damages to any person submitting requests for approval or for any approval or denial, or failure to approve or disapprove in regard to any matter within its jurisdiction under these covenants.
13. Records. The Architectural Review Committee shall maintain written records of all applications submitted to it and of all actions taken by it with respect thereto. Such records shall be open and available for inspection in accordance with Colorado law.

14. Effect of Governmental and Other Regulations. Owners are responsible to ensure that use of property and improvements to property comply with applicable building codes and zoning requirements. Approval by the Architectural Review Committee will not constitute assurance that the improvement will comply with the applicable city or county code or regulation, nor that permits will be given.
15. Interference with Utilities. In making improvements to property, Owners are responsible for locating all water, sewer, gas, electrical, telephone, cable television, or other utility lines or easements and are responsible for any damages to these utilities due to construction of any improvements.
16. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
17. Supplement to Law. The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Community.
18. Deviations. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
19. Amendment. This Policy may be amended from time to time by the Board of Directors.

PRESIDENT'S CERTIFICATION:

The undersigned, being the President of the Minotaur Village Homeowners Association, a Colorado nonprofit corporation, 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 January 11, 2006 and in witness thereof, the undersigned has subscribed his/her name.

MINOTAUR VILLAGE HOMEOWNERS ASSOCIATION
a Colorado non-profit corporation,



By: _____
President