

**RESOLUTION OF  
THE WOODLAND PONDS HOMEOWNERS ASSOCIATION, INC.  
ADOPTING POLICIES AND PROCEDURES REGARDING  
COLORADO ENERGY GENERATING AND EFFICIENCY MEASURES  
Policy #10**

**SUBJECT:** Adoption of a policy, procedure, and requirements of the Colorado Renewable Energy Generation Devices and Efficiency Measures ( HB-08-1270 ) for The Woodland Ponds Homeowners Association, Inc. ( the Association )

**PURPOSE:** The purpose of this Resolution is to facilitate the efficient implementation of the Colorado Renewable Energy Generation Devices and Efficiency Measures by adopting standard policies procedures, and requirements for The Woodland Ponds Homeowners Association, Inc. ( the Association )

**AUTHORITY:** The Declaration of The Woodland Ponds Homeowner Association, Inc ( the "Declaration" ), Articles of Incorporation and Bylaws of the Association, any amendments thereto ( the " Governing Documents " ) and Colorado law.

**EFFECTIVE  
DATE:**

7/23/2018

**RESOLUTION:** The Association hereby adopts the following policies, procedures, and requirements to be followed when implementing the Colorado Renewable Energy Generation Devices and Efficiency Measures. HB-08-1270 requires Homeowner Associations that fall under the Colorado Common Interest Ownership Act ( CCIOA ) to allow members the right to use renewable energy generation devices and efficiency measures listed below.

- 1) Solar. The following documentation is required before project can begin;
- (a) Completed Architectural Review Board ( ARB ) application.
  - (b) Efficiency Study of proposed location and two alternative locations by a licensed solar specialist.
  - (c) Provide a material sample which shall blend with the current roofing material or a cost breakdown of proposed material versus required material by a licensed solar specialist.
  - (d) Notarized letter from any and all second parties granting permission for solar when used for collateral on a commercial loan.

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(e) Notarized letter from a licensed structural engineer stating that there shall not be a significant deflection in the roof system due to the additional weight of the solar system and or additional weight from weather related accumulation due to installation of the solar system.

(f) Safety Certification that the system shall immediately stop generation of electricity in case of emergency to ensure and limit risks to first responders.

(g) Owner of solar system shall be responsible for the cost of damage to other property from failure of any and all components whether personal or common property.

2) Wind Generation. The following documentation is required before project can begin:

(a) Completed Architectural Review Board ( ARB ) application.

(b) Efficiency Study of proposed location and two alternative locations by a licensed wind generation specialist.

(c) Notarized letter from any and all second parties granting permission for wind generation when used for collateral on a commercial loan.

(d) Noise study by a certified specialist ensuring that noise created by wind generation shall not disturb other members.

(e) Safety, Certification that the system shall immediately stop generation of electricity in case of emergency to ensure and limit risks to first responders.

(f) Owner of wind generator shall be responsible for the cost of damage to other property from failure of any and all components whether personal or common property.

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3) Retractable Clothesline. The following documentation is required before project can begin:

- (a) Completed Architectural Review Board ( ARB ) application.
- (b) Manufacture Certification that Retractable Clothesline meets Colorado Standards for Energy Efficient Device.
- (c) Efficiency Study of proposed location and two alternative locations
- (d) Notarized letter from any and all second parties granting permission for energy efficient measures when used for collateral on a commercial loan.

4) Awning, Trellis, Shutter, Ramada, or other shade structure that is marketed for the purpose of reducing energy consumption. The following documentation is required before project can begin:

- (a) Completed Architectural Review Board ( ARB ) application.
- (b) Manufacture marketing showing structure is for the purpose of reducing energy consumption.
- (c) Notarized letter from any and all second parties granting permission for energy efficient measures when used for collateral on a commercial loan.

5) Evaporative Cooler. The following documentation is required before project can begin:

- (a) Completed Architectural Review Board ( ARB ) application.
- (b) Notarized letter from any and all second parties granting permission for energy efficient measures when used for collateral on a commercial loan.

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6) Garage or Attic Fan and any associated Vent or Louver: The following is required before project can begin:

(a) Completed Architectural Review Board ( ARB ) application.

(b) Notarized letter from any and all second parties granting permission for energy efficient measures when used for collateral on a commercial loan.

7) Energy efficient outdoor lighting devices and motion detectors:

(a) Completed Architectural Review Board ( ARB ) application.

8) Adoption Procedure. Upon adoption of a Policy, the Policy or notice of such Policy ( including the effective date ) shall be provided to all Owners in accordance with the Provisions set forth in the Declarations.

9) Policy Book. The Executive Board shall keep copies of any and all adopted Policies in a book designated as a Policy Book. The Executive Board may further categorize Policies, Rules and Regulations, Resolutions and Guidelines but shall not be required to do so.

10) Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

11) Supplement to Law. The provisions of this Resolution shall be in addition to and in supplement of the terms and provision of the Governing Documents and the law of the State of Colorado governing the Association.

12) Deviations. The Executive Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

13) Amendment. This Procedure may be amended from time to time by the Executive Board.

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**PRESIDENT'S CERTIFICATION:** The undersigned, being the President of the Association, certifies that the foregoing Resolution was adopted by the Executive Board of the Association, at a duly called and held meeting of the Executive Board on 7/23/18 and in witness thereof, the undersigned has subscribed his/her name.

**THE WOODLAND PONDS HOMEOWNERS ASSOCIATION, INC.**

By: \_\_\_\_\_  
President

By: \_\_\_\_\_  
Vice President

By: Jeanne Wolfert  
Secretary

By: Bruce Cooney  
Treasurer

