

**RESOLUTION OF THE
JACKSON LAKE PROPERTY OWNERS ASSOCIATION, INC.
REGARDING POLICY AND PROCEDURES
FOR RENTAL OF JLPOA PROPERTIES, TRASH RECEPTACLE
REQUIREMENTS AND PRIVATE FIRE PIT MANAGEMENT**

SUBJECT: Adoption of new resolutions with respect to rentals, trash dumpster usage, and private fire pit management

PURPOSE: The following hereby provides notice of the Association's adoption of updated rules and regulations.

AUTHORITY: JLPOA Declaration of Covenants, Articles of Incorporation and Bylaws, and Colorado law.

EFFECTIVE DATE: March 13, 2021

RESOLUTION: The Association hereby adopts the following updated policies.

1. JLPOA Declaration of Covenants Article 5, Section 5.5(g), establishes the authority to adopt Rules and Regulations regarding leasing as allowed by law. In accordance with this provision, the JLPOA Board hereby establishes a new Minimum Leasing Period Regulation of no less than 180 days.

Additionally, Member Owners are required to provide the name and contact information (mailing address, email [if any] and phone number) of the renter to the JLPOA Board concurrent with the property being rented.

This Regulation is to help manage issues associated with short term rentals for properties within JLPOA. Member Owners are reminded that Declaration of Covenants Article 5 requires leases to be for the entire lot, and that Owners are required to provide access information for Governing Documents at JLPOA.org to their renters, and Owners remain responsible for tenant compliance with all Governing Documents.

2. JLPOA Declaration of Covenants Article 5, Section 5.16 provides new Rules and Regulations concerning and governing of our Community may be adopted by the Board of Directors. Further to this provision, The JLPOA Board establishes that Commercial Contractors and Lot Owners performing substantial improvements to their Lot, as determined by the Architectural Advisory Committee, shall provide their own container/ dumpster for demolition and construction debris. Commercial Contractor shall be defined as anyone receiving compensation for providing construction or demolition services. This Regulation is in addition to JLPOA Covenants Article 5, SECTION 5.12. This Regulation is adopted in an attempt to control paying overfill charges from the Association's trash removal contractor.
3. JLPOA Declaration of Covenants Article 5, Section 5.16 provides new Rules and Regulations concerning and governing of our Community may be adopted by the Board of Directors. Further to this provision, The JLPOA Board establishes all fire pits shall be covered (with spark resistant cover), or fire completely extinguished when unattended or not in use. The addition of the Regulation is to bring our Covenants in line with local Fire codes. Owners are reminded the balance of Section 5.16 requires the burning of debris outside of an approved container requires advance notice to the local fire authority, and any ashes added to Association provided trash containers must first be completely extinguished prior to placing in the trash container.

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

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 JLPOA.

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

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 Jackson Lake Property Owners Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on March 13, 2021 and in witness thereof, the undersigned has subscribed his/her name.

JACKSON LAKE PROPERTY OWNERS ASSOCIATION, INC., a Colorado nonprofit corporation

By: (Signature on file on physical copy at Clubhouse)
Jim Jacobsen, JLPOA President