

**RESOLUTION  
OF  
THE BOARD OF DIRECTORS OF  
ANTHOLOGY WEST MASTER HOMEOWNERS ASSOCIATION, INC.**

**AMENDING THE DESIGN GUIDELINES MANUAL  
FOR THE ANTHOLOGY WEST COMMUNITY**

---

WHEREAS, Anthology West Master Homeowners Association, Inc. (the "Association") is the community association named and referred to in the Declaration of Covenants, Conditions and Restrictions for Anthology West, recorded in the real property records of Douglas County, Colorado on February 11, 2016, at Reception Number 2016008228; and

WHEREAS, the Association has in place that certain Design Guidelines Manual for the Anthology West Community, dated October 7, 2016 (the "Design Guidelines"); and

WHEREAS, pursuant Section 6.3 of the Declaration, the Board of Directors of the Association is authorized to adopt and amend the Design Guidelines; and

WHEREAS, the Board of Directors desires to amend the Design Guidelines in relation to the timing required for the installation of initial landscaping on the Lots within the Anthology West community; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ASSOCIATION AS FOLLOWS:

Repeal and Restatement. The first paragraph of Section 4.17 of the Design Guidelines is hereby repealed in its entirety and the following is substituted at the first paragraph of Section 4.17 of the Design Guidelines:

All landscaping must be approved by the ARC. Automatic underground lawn irrigation systems are recommended, and do not need ARC approval if they meet the following requirements: underground PVC piping, poly-piping, pop-up sprinkler heads, automatic timer, and back-flow preventer(s). The first Owner of each Lot shall install landscaping on all of the Lot which is not covered by a building or Improvement, and which was not landscaped by the builder of the home on the Lot. Within 90 days of conveyance of any Lot from the builder to the first Owner thereof, the Owner shall submit landscaping plans



for the Lot to the ARC for approval. Per the Declaration, Owners must commence installation of such landscaping within six months from the date of the ARC's approval of the plans for such landscaping, and installation shall be completed within 12 months of commencement.

For example, if the first Owner of a Lot purchases a home on March 1 of a particular year, that Owner must submit a plan for the installation of landscaping on areas of the Lot not landscaped by the builder of the home on the Lot by no later than May 30 of that year. If the ARC approves such plans on June 15, for example, the Owner must commence installation of the landscaping no later than December 15 of that same year. If the Owner commences installation on July 1, for example, the installation must be complete no later than July 1 of the following year.

20 18. RESOLVED, ADOPTED AND APPROVED this 7<sup>th</sup> day of FEBRUARY.

ANTHOLOGY WEST MASTER HOMEOWNERS  
ASSOCIATION, INC.

By:

  
President