

**RESOLUTION
OF THE
WOODLAND PARK HOMEOWNERS ASSOCIATION
ADOPTING POLICIES AND PROCEDURES
REGARDING APPARUTUS OF CONSERVATION**

SUBJECT: Adoption of a policy and procedure regarding apparatus of conservation.

PURPOSE: To comply with Colorado State law C.R.S. 38-30-168 and City of Fort Collins Ordinance No. 83, 2003, 1, 6-6-3 HB. These ordnances supercede existing Woodland Park policies that prohibit or limit the use of various apparatus of conservation. New policies will be defined that comply with these regulations.

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

**EFFECTIVE
DATE:** AUGUST 5, 2009

RESOLUTION: The Association hereby adopts the following policy and procedure regarding apparatus of conversation:

1. Xeriscape Landspacing. The previous requirement of 70% turf is no longer applicable. Xeriscaping will be allowed without limitations. Xeriscape landscaping shall mean any or all of the following:

- (a) Grouping plants with similar water requirements together on the same irrigation zones.
- (b) Limiting high-irrigation turf and plantings to appropriate high-use areas with high visibility and functional needs.
- (c) Use of low-water demanding plants and turf.
- (d) Use of efficient irrigation systems.
- (e) Incorporation of soil improvements.
- (f) Use of mulches.

- (g) *Xeriscape landscaping* shall not include artificial turf or plants; mulched (including gravel) beds or areas without landscape plant material; paving of areas not required for walkways, patios, or plazas or parking areas; bare ground; or weed covered or infested surfaces.

2. Solar and Photovoltaic Collectors. Solar and Photovoltaic collectors shall adhere to the following guidelines:

- (a) Collectors shall be placed on existing rooflines.
- (b) Flush mounted collectors will be permitted on street facing roof sections. Collectors shall be installed within six inches of the roof surface unless this significantly increases the total system cost. Flush mounted collectors may be counter sunk into the roof such that the collector is flush to the roof.
- (c) Non-flush mounted collectors are permitted on non-street facing roof sections. Non-flush mount collectors shall be enclosed so that they appear to be a part of the house.
- (c) Collectors shall be placed on the highest unused sections of the roof.
- (d) Collectors shall be arranged symmetrically to match the shape of the roof.
- (e) Electrical penetrations shall be made through the roof if this doesn't significantly increase the total cost of the system.

3. Clothes Lines. Clothes lines shall adhere to the following guidelines.

- (a) Clothes Lines shall be used in backyards only.
- (b) Whenever possible, clothes lines shall not be visible from a street nor from the ground floor of adjacent Lots.

4. Compost Bins. Odor-controlled compost bins shall adhere to the following restrictions

- (a) Compost bins shall be enclosed on all sides to prevent wildlife from accessing the compost.

(b) Compost bins shall be designed and maintained to prevent odors. Bins shall be constructed from quality materials – preferable cedar wood and galvanized hardware, or commercially available systems made from plastics.

(c) Whenever possible, compost bins shall be used in backyards only, and shall not be visible from a street or the ground floor of adjacent Lots.

5. Chicken Hen Coops. Up to six (6) chicken hens may be kept per Lot. Chicken coops must adhere to all City and State regulations and the following restrictions:

(a) Neither the chicken house nor the outdoor enclosure may be located less than fifteen (15) feet from any abutting property line.

(b) Chicken coops shall be constructed from quality materials – preferable cedar wood and galvanized hardware. The chicken hens must be provided with a covered, predator-resistant chicken house that is properly ventilated, designed to be easily accessed, cleaned and maintained, and at least two (2) square feet per chicken in size.

(c) Chicken coops shall be used in backyards only, and shall not be visible from a street or the ground floor of adjacent Lots.

6. 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 Woodland Park Homeowners Association 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 AUGUST 5, 2009 and in witness thereof, the undersigned has subscribed his/her name.

**WOODLAND PARK HOMEOWNERS
ASSOCIATION**

By: _____

President