

WHEREAS, SMRPOA suffered the East Troublesome Fire on October 21, 2020, which destroyed 15 of 17 existing homes and other property, and created shortages in contractors and building materials, and caused significant economic distress on the members;

BE IT RESOLVED by the Board of Directors of the Shadow Mountain Ranch Property Owners Association, Inc., a Colorado nonprofit corporation, that the provisions of Declaration Article 3.4 relating to the clearing of debris and time for reconstruction, and Declaration Article 3.5 relating to the prohibition against temporary structures, are hereby varied as follows:

1. The time for debris removal from the East Troublesome Fire shall be extended to September 30, 2023.
2. The period to complete re-construction following the East Troublesome fire shall be extended to five years, October 21, 2025.
3. The presence of tents, campers, or other temporary structures shall be allowed until September 30, 2026.

This resolution is adopted according to the Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Shadow Mountain Ranch and Resort, paragraph 2 amending Article 6.5 (Interpretation and Variances). Pursuant to CRS 7-128-202, and the affirmative vote of each of the undersigned constituting at least a majority of the Board, this Resolution is adopted by action without a meeting. The undersigned each waive notice of meeting.

APPROVED AND ADOPTED effective: April 13, 2021.