

POLICY OF CREEKSIDE I HOMEOWNERS' ASSOCIATION REGARDING FIRE PITS

SUBJECT: A policy regarding fire pits.

PURPOSE: To clarify the intent of Section 5.17 in the Amended, Restated, and Consolidated Declaration of Covenants, Conditions and Restrictions for Creekside (Consolidated CC&Rs) and outline corrective language to be submitted for a vote by the membership.

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

EFFECTIVE DATE: January 5, 2024

RESOLUTION: The Association hereby adopts the following policy supplanting the original adopted October 21, 2022:

1. Interpretation of Section 5.17 Hazards Activities. This policy clarifies the intent of the language.

The HOA shall not seek to prohibit any outdoor burn activities that are otherwise permitted within Longmont City limits, including but not limited to the use of outdoor fire pits.

2. Commitment to revise Consolidated CC&Rs to codify change. While the implementation of a policy is an interim and reversible remedy to ambiguous language, this policy also sets forth a commitment to revise the Consolidated CC&Rs at the soonest available opportunity to codify the clarification.

The current language reads as follows:

No activity shall be conducted on and no improvement shall be constructed on any Property within the Community which is or might be unsafe or hazardous to any person or property. No open fires shall be lighted or permitted on any Property within the Community except in a contained barbeque unit while attended and in use for cooking purposes or within an interior or exterior fireplace designed to prevent dispersal of burning embers unless otherwise prohibited by governmental ordinances. No Owner or Owners shall permit any condition on his Lot or Lots which creates a fire hazard or is in violation of applicable fire prevention regulations.

The proposed revision shall read as follows:

No activity shall be conducted on, and no improvement shall be constructed on any Property within the Community which is or might be unsafe or hazardous to any person or property. The HOA shall not seek to prohibit any outdoor burn activities, including but not limited to the use of outdoor fire pits, that are otherwise permitted within Longmont City limits. Outdoor burn regulations as defined and enforced by the City of Longmont ordinances will apply.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of the Association, certifies the foregoing Policy was adopted by the Board of Directors of the Association, with a duly called and held vote of the Board on January 5, 2024, and in witness thereof, the undersigned as subscribed his/her name.

CREEKSIDE I HOMEOWNERS' ASSOCIATION, a
Colorado nonprofit corporation



President