

AMENDMENT TO BY-LAWS
OF WILLOWBROOK MEADOWS OWNER'S ASSOCIATION

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COLLEEN A. HOPKINS

The Willowbrook Meadows Owner's Association held a regular meeting on July 20, 1985 at the Holiday Inn in Frisco, Colorado. Henry Barr, President, presided and called the meeting to order after verifying that the quorum was present. Pursuant to the authority contained in Article XIII, Section 1 of the By-Laws of the Willowbrook Meadows Owner's Association and Article V of the Declaration of Covenants, Conditions and Restrictions for all filings at Willowbrook Meadows Subdivision, the Owners amended the By-Laws adopted previously at a meeting of the Board of Directors on November 15, 1976 to add the following terms and provisions. To the extent not modified or supplemented below, the original bylaws are ratified and remain in effect.

ARTICLE XV

ARCHITECTURAL CONTROL

Section 1. General. The following Site Requirements and Building Considerations shall apply to all improvements proposed in all filings in Willowbrook Meadows.

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration (including change of color) thereon be made until the plans and specifications showing the nature, kind, shape, height, materials, location and color of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Review Committee. In the event the Committee fails to approve or disapprove such design and location within thirty (30) days after the plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with. In addition, any improvement to the property must be approved by the Town of Silverthorne, through its various commissions and boards, and comply with the Codes as adopted by the Town.

The approval process is designed to protect your property values and those of others in the subdivision by assuring a harmonious architectural style including the site and other dwellings already constructed or to be constructed in the future.

Section 2. Architectural Concept. The Homeowners, Board of Directors of the Association, and the Architectural Review Committee have agreed the major theme for construction of the homes and units in Willowbrook Meadows will be of "MOUNTAIN ALPINE DESIGN" as described in the following criteria, which are minimum requirements.

Section 3. Site Requirements.

1. SET BACKS - Three feet (3') from the actual property line, which distance must be demonstrated either by a survey or at the discretion of the

Architectural Review Committee, a site visit whereby the owner demonstrates the actual property course between surveyor pins. You may build up to the lot line of a utility or snow storage easement or if a fence is constructed pursuant to Section 4, Paragraph 11 and XVI Paragraph 2.

2. VIEWS - The building shall be oriented to maximize views, solar exposure, and to preserve neighbor's views.

3. DRIVEWAYS - Driveways shall be asphalt paving or concrete surfaced from the garage to the paved surface of the street, inclusive of the Right-of-Way. Arrangements can be made to escrow funds to complete this work in the event such driveway surfacing cannot be completed due to weather constraints. The Town of Silverthorne should be contacted for conformity with the master drainage plan.

4. PARKING - The Town requires two (2) parking spaces per dwelling unit. Willowbrook has additional requirements for parking using gravel or hard surface because of on-street parking limitations. The following table indicates the total number of spaces required:

Single Family - 3	Duplex - 5
Triplex - 7	Fourplex - 10

5. LANDSCAPING - There will be a minimum of five (5) six-foot trees and six (6) shrubs planted per unit, of varieties that will grow in this area. A minimum of 2" of topsoil will be applied to the remaining lot area with a seeded or sodded lawn provided. There shall be provisions for freeze-proof hydrants or other methods of lawn watering. The use of berms and "solid" wood or split rail fences are encouraged in conjunction with the landscaping to afford additional privacy.

6. DRAINAGE - Final grading shall not allow water to run off onto the property of others. The various easements may be used for drainage flow as well as the borrow ditches of all streets. Adequate snow storage will be provided on each lot, because the Town will not allow snow to be plowed onto a Town right-of-way.

7. ADJACENT LOTS - The Town Architectural Review Board may require that you show the relationship of adjoining buildings(s) to the proposed construction. It is important that windows do not face directly into the windows of others, and that adequate privacy is maintained.

Section 4. Building Requirements.

1. HEIGHT - Buildings shall not exceed thirty feet (30') in Filing No. 5 and twenty-eight (28') in Filings Nos. 1 through 4 as measured from the average existing grade to the highest roof line of the structure. Flues and chimney chases are excluded from this restriction.

2. SIZE - Single family dwellings shall be a minimum of 1,300 square feet; multifamily dwellings shall be a minimum of 1,100 square feet per unit of living space using the appraisal method accepted by FNMA and FHLMC.

3. ROOF LINES - Roof slopes shall be a minimum of 4.5 : 12 with the exception of decks over rooms or garages for outdoor living use. There shall be multiple roof lines with functional building offsets. The use of shed roof design, "salt box" offset roof or "clerestory" effect is encouraged. The use of symmetrical gables is discouraged.

4. SIDING - Wood siding can be applied in a combination of diagonal, horizontal, or vertical configurations as appropriate to the design look of the structure. Siding will be a maximum of 1" x 8" material in appropriate lengths. For this climate, it is suggested the moisture content should not exceed 10% prior to application. The use of moss rock, river rock, field stone or brick in conjunction with the siding is encouraged.

5. COLORS - Exterior colors of the roof, siding, trim, window frames, doors, etc., shall be earthtones in general. Exposed metal flashings, flues, and chimney caps shall be flat black or a dark earthtone color. A "splash" of color may be used as a design feature where it is deemed appropriate.

6. GARAGES - All dwellings shall have a minimum of one (1) single car garage for each unit. Provisions shall be made on the site plan as dotted lines to show where additional garages or additions to garages may be made in the future.

7. DECKS - At least one exterior deck or patio shall be provided for each dwelling unit with a minimum of 100 square feet of area with appropriate railings and access.

8. WINDOWS and PATIO DOORS - All windows and patio doors shall be wood frame or other materials with a thermal break with appropriate trim and color. Mill finished aluminum windows are prohibited. Large windows and interesting window shapes are encouraged to take advantage of the views available and solar applications. Be aware that there are code requirements for the size of bedroom windows to provide adequate ingress and egress.

9. SOLAR - Passive solar applications using greenhouses, atriums, skylights, other window expanses, airlock entries, etc., are encouraged.

10. FACTORY COMPONENTS - The use of "manufactured", modular, or factory structures is generally prohibited in the subdivision. The Committee may approve the use of these components if they deem the exterior design meets the criteria set forth herein. Roof shapes, siding, and trim shall be field applied as necessary to prevent a "modular" appearance. Components must be placed on the foundation within 36 hours upon arrival at the site.

11. FENCES - Fences shall be constructed of wood or a combination of materials including wood approved by the Architectural Review Committee. No metal or chain link fences are allowed (See Section XVI, Paragraph 2).

12. CLOTHESLINES - Only retractable clotheslines are allowed, except for existing circular clotheslines in place on July 1, 1985.

13. SATELLITE DISHES - No satellite dishes are permitted in Willowbrook. The Owners will review this prohibition of satellite dishes at each annual association meeting.

Section 5. Approval Application. Application for approval shall be made on forms and according to checklists provided by the Architectural Review Committee. Applications which do not present complete information on the forms provided, are drawn to incorrect scale or are not professionally drawn shall be returned to the applicant to be properly resubmitted before they are considered by the Architectural Review Committee.

Before a C.O. is issued, the Architectural Review Committee shall be notified and shall have seven days to inspect the premises to insure that all items covered by the covenants have been complied with, including but not limited to construction clean-up, landscaping, restoring neighboring lots to natural state, paving, colors, etc. The Architectural Review Committee shall notify the Town within seven days after this request whether or not all items of the Architectural Review Committee have been complied with. If the Architectural Review Committee does not notify the Town within said seven days, it shall be presumed that all requirements have been met.

XVI

OPEN SPACE

1. Use of Open Space. Open space is for the enjoyment of all home owners. No storage of any type of personal property is permitted on the open space, specifically including but not limited to firewood, campers, trailers and boats.

2. Construction Adjacent to Open Space. Any Owner requesting to build any structure, specifically including decks and fences, within three (3) feet of open space, must demonstrate to the Architectural Review Committee the location of the property boundary adjacent to open space, either by locating the boundary between survey pins or other means satisfactory to the Committee.

XVII

ENFORCEMENT OF BY-LAWS AND DECLARATIONS

The Association shall reasonably attempt to verbally notify any owner of his (or his tenant's) violation of any term or provision of these By-Laws or any term of provision of the Declaration of Covenants, Conditions and Restrictions affecting the owner's property. If the violation continues after verbal notice is given or attempted, the Association shall demand an immediate abatement of the violation within a reasonable period of time by certified mail to the owner. If the owner fails within the specified time to abate or correct the violation after the Association has sent notice to the owner by certified mail, the Association shall

have the right to enforce the provisions of the By-Laws or Declarations by any proceeding at law and equity and assess the offending owner for all costs of notice, abatement, collection and attorney's fees incurred by the Association.

Article XI is hereby deleted and amended to read as follows:

ARTICLE XI

ASSESSMENTS

Section 1. General. As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 2. Penalties. If the assessment is not paid within ninety (90) days after the due date, the assessment shall bear interest at the rate of 1.5% per month until paid, together with costs of collection and reasonable attorney's fees. The Association may record its lien against the delinquent Owner's property and assess a \$50.00 lien filing fee.

IN WITNESS WHEREOF, we, being all the Directors of the Willowbrook Meadows Owner's Association, have hereunto set our hands this 15th day of 11/24, 1986.

DIRECTORS:

Henry E. Parr

J. L. Mitchell

Susan Correr Banks

M. E. Dickerson

[Signature]
[Signature]
[Signature]
[Signature]

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of the Willowbrook Owner's Association, a Colorado corporation, and,

That the foregoing Amendment to By-Laws was adopted at a regular meeting of the Members by a majority of a quorum of members present, in person or by proxy, held on July 20, 1985.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affix the seal of
this Association.

Date

5/13/86

Secretary

W. L. Dickson