

**GRANBY RANCH RESIDENTIAL ASSOCIATION  
RESOLUTION ADOPTING REGULATION REGARDING HOME  
OCCUPATIONS**

Adopted October 22, 2014

The Board of Directors of Granby Ranch Residential Association, a Colorado nonprofit corporation (the "Association"), pursuant to the Declaration of Covenants, Conditions, and Restrictions for Granby Ranch Residential Association (hereinafter "Declaration") and Amended and Restated Bylaws ("Bylaws"), hereby approves and adopts the following Regulation Regarding Home Occupations, as follows:

**RESOLVED**, pursuant to Section 4.2(a) of the Declaration and Section 2.2(a) of the Association Bylaws, the following Regulation of the Association related to Home Occupations is hereby adopted and ratified:

No Unit Owner or occupant may, within any Unit, engage in a home occupation that creates monetary costs for the Association or other Owners, that is illegal, that creates a danger to the health or safety of occupants of other Units, that generates excessive noise or traffic, that creates unsightly conditions visible outside the Unit, that creates any odor arising from any Unit so as to render any property offensive or detrimental from any public or private street or to the occupants of any other Unit in the vicinity, or that creates an unreasonable nuisance or other source of annoyance to the members.

In any action to enforce this Regulation, if the Association prevails, it shall be entitled to an award of all of its' costs, including, without limitation, reasonable attorneys' fees and court costs incurred in such action.

The provisions of this Regulation shall be deemed to be independent and severable, and the invalidation of any one or more provisions hereof, or any portion hereof, by judgment or court order shall in no way affect the validity or enforceability of any of the other provisions, which other provision shall remain in full force and effect.

The provisions of this Regulation shall be in addition to and in supplement of the terms and provisions of the Declaration, Bylaws, and the law of the State of Colorado governing the Association.

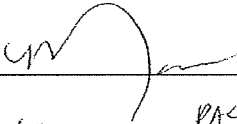
**CERTIFICATION**

I, the undersigned, do hereby certify:

That I am a duly elected and acting Secretary of Granby Ranch Residential Association, a Colorado nonprofit corporation; and

That the foregoing Resolution was duly adopted by action of the Board of Directors of the Association at its meeting held on October 22, 2014, at which a quorum was present.

Dated: 10/22, 2014

  
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MARYANNE PACKER, Secretary

**GRANBY RANCH RESIDENTIAL ASSOCIATION RESOLUTION ADOPTING A  
SCHEDULE OF FINES AND OTHER REMEDIES FOR VIOLATION OF THE  
REGULATION REGARDING HOME OCCUPATIONS**

The Board of Directors of Granby Ranch Residential Association, a Colorado nonprofit corporation (the "Association"), hereby approves the following Resolution, Adopting a Schedule of Fines and any other Remedies, pursuant to Section 4.2 of the Declaration and Section 2.2 and 5.2 of the Association's Bylaws for Violation of the Regulation Regarding Home Occupations, as follows:

**RESOLVED**, that pursuant to Section 4.2 of the Declaration and Section 2.2 and 5.2 of the Association's Bylaws, the following Schedule of Fines and any other Remedies for Violation of the Regulation Regarding Home Occupations is hereby adopted and ratified:

Association Schedule of Fines for Violation of Regulation Regarding Home Occupations.

1. Schedule of Fines for Violations:

1<sup>st</sup> Offense-\$250;

2<sup>nd</sup> Offense-\$500 per day;

3<sup>rd</sup> Offense-\$1,000 per day; and

each subsequent additional offense:

\$1,000 per day.

2. The Association may seek all remedies available at law and equity, including injunctive relief to prevent continued violation of the Regulation Regarding Home Occupations. In any action to enforce this Schedule of Fines or any other remedies, if the Association prevails, it shall be entitled to an award of all of its' costs, including, without limitation, reasonable attorneys' fees and court costs incurred in such action.

3. The provisions of this Schedule of Fines shall be in addition to and in supplement of the terms and provisions of the Declaration, Bylaws, and the law of the State of Colorado governing the Association. As it concerns these offenses, this Schedule of Fines amends the Association's Policy and Procedures for the Enforcement of the Declaration, Bylaws, Rules and Regulations and Schedule of Fines


**CERTIFICATION**

I, the undersigned, do hereby certify:

That I am a duly elected and acting Secretary of Granby Ranch Residential Association, a Colorado nonprofit corporation; and

That the foregoing Resolution was duly adopted by action of the Board of Directors of the Association at its meeting held on October 22, 2014, at which a quorum was present.

Dated: 10/22, 2014

  
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MARYLANE PACKER, Secretary