

RULES OF ARCHITECTURAL AND RULES COMMITTEE
OF
BLUE VALLEY ACRES, UNIT NO. 2

These rules are adopted and effective this 12th day of October, 1988 by the Architectural and Rules Committee of Blue Valley Acres, Unit No. 2.

1. Committee Member Qualifications: Qualifications for appointment to the Architectural and Rules Committee of Blue Valley Acres, Unit No. 2 are that a person be over 21 years of age and an owner of land in Blue Valley Acres, Unit No. 2 subdivision.

2. Number of Committee Members: The Committee shall consist of five members.

3. Elections: The Committee shall consist of five persons elected by the lot owners of Blue Valley Acres, Unit No. 2 subdivision. Each lot shall be entitled to cast one ballot for the election of persons to the Architectural and Rules Committee. The names of those persons desiring to serve on the Architectural and Rules Committee shall be placed on a ballot and those persons who receive the most votes shall be elected to the Architectural and Rules Committee.

4. Term: Two members of the Committee shall serve a two year term and three members of the Committee shall serve a three year term.

5. Officers: The members of the Committee shall elect a chairman for the Committee. The chairman shall preside at meetings of the Architectural Rules Committee and shall be the spokesman for the Architectural and Rules Committee. The chairman shall be a member of the Architectural and Rules Committee. The Architectural and Rules Committee shall also appoint a secretary. The secretary shall keep the minutes of the meetings of the Architectural Rules Committee and shall perform such other clerical functions as the Committee so decides. The secretary need not be a member of the Architectural and Rules Committee.

6. Regular Meeting Place and Date: The Architectural Rules Committee shall meet immediately following the quarterly meeting of the Board of Directors of the Blue Valley Metropolitan District. The place of the meeting shall be the same place of the meeting of the Board of Directors of the Blue Valley Metropolitan District.

7. Quorum: Three of the five members of the Architectural and Rules Committee shall constitute a quorum.

8. Voting: Decisions of the Committee shall be made

by majority vote upon motions duly made and seconded.

9. Vacancies: Vacancy in the term of a member of the Architectural and Rules Committee shall be filled by a majority vote of the remaining members of the Architectural and Rules Committee. The remaining members of the Architectural and Rules Committee may so act even though the remaining number of members of the Architectural and Rules Committee does not constitute a quorum. Any member appointed to fill a vacancy shall serve the remaining term of the member whose position is vacant.

10. Plan Approval: Pursuant to the Declaration of Restrictive and Protective Covenants as amended, the Architectural and Rules Committee shall review all plans prior to approval by the Building Department of Grand County. The purpose of this review is to assure that the buildings, use of the land and plans conform to the Declaration of Restrictive and Protective Covenants governing Blue Valley Acres, Unit No. 2 subdivision. Upon approval, the Chairman of the Architectural and Rules Committee shall endorse the Architectural and Rules Committee's approval on the face of the plans prior to submission of the plans to the Building Department of Grand County. Any changes or modifications to the plans after initial approval by the Architectural and Rules Committee shall be submitted to the Architectural and Rules Committee for its approval of such changes or modifications.

11. Variances: The Architectural and Rules Committee may grant variances so long as such variances do not deter from the basic principles of development of the acreage as such principles are expressed in the Declaration of Restrictive and Protective Covenants as amended.

12. Special Meetings: Special meetings of the Architectural and Rules Committee may be called by the chairman or two members of the Committee. Special meetings shall be upon five days written or oral notice to the other members of the Architectural and Rules Committee. Such notice shall state the date, time and place of the special meeting.

13. Lot Voting:

a. Whenever the Architectural and Rules Committee is required to refer a matter for approval of the lot owners, the Architectural and Rules Committee shall cause a ballot to be prepared stating the matter or matters which are subject to approval by the lot owners. Such ballot shall be in the form as designated by the Architectural and Rules Committee. The ballot shall clearly set forth the matter to be voted upon and shall provide spaces for either approval or rejection

of each matter on the ballot. The Architectural and Rules Committee shall provide a set of instructions with each ballot instructing each lot to vote affirmatively or negatively on each matter on the ballot, instructing the lot owner to return the ballot to the Secretary of the Architectural and Rules Committee, and such other instructions as the Architectural and Rules Committee deems desirable or necessary. All ballots shall be anonymous. The committee shall set a date and time by which all ballots must be returned to the Secretary and a date and time at which such ballots shall be counted and the vote determined.

b. At the direction of the Architectural and Rules Committee, the Secretary of said Committee shall mail a ballot to each lot as designated on the records of the Blue Valley Acres Subdivision. Upon receipt of the ballots from each lot, the Secretary shall keep such ballots unopened in the Secretary's possession. The Secretary shall produce such unopened ballots at the meeting designated for the purpose of counting the ballots. After the ballots are counted and the votes tallied, the Secretary shall keep all ballots and a list of the persons to whom ballots were sent in her possession until further direction by the Committee.

c. There shall be one vote per lot. In the event one person or entity owns more than one lot, such person or entity shall be entitled to as many ballots and votes as lots owned by such person or entity. In the event one lot is owned by more than one person or entity, such joint owners must determine amongst themselves how the ballot for the lot jointly owned by such persons or entities shall be cast.

d. The Architectural and Rules Committee itself shall be the election judges and shall tally the results of the ballots. Any matter on the ballot which receives a majority vote of the lot owners shall be deemed approved by the vote of the lot owners. Any matter on the ballot which fails to receive a majority shall be deemed unapproved by a vote of the lot owners.