

**GOLDEN BEAR HOMEOWNERS ASSOCIATION, INC.
WATERING POLICY**

SUBJECT: Adoption of a Watering Policy

PURPOSE: To adopt a policy to allow homeowners to self-control their watering schedules on their lot for the trial period of March 2013-October 2013.

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

EFFECTIVE DATE: 1-1-2013

RESOLUTION: The Association hereby adopts a Temporary Policy as follows:

1. Scope: Homeowners have voiced interest in being able to control their individual irrigation system, and have the ability to adjust the watering schedule differently than the standards applied by the Landscape Maintenance Company.
2. Purpose of the Appointment Policy: To list the requirements of any individualization of the irrigation system
3. Watering Policy: All irrigation systems on the front/side yards within the community are currently the HOA's responsibility to maintain, including irrigation systems. Should an individual homeowner wish to take over the responsibility of the irrigation system for their lot, the following criteria must be followed:
 - a. A signed agreement from the homeowner must be submitted to the HOA, specifically stating the reason for the desire to adjust their irrigation system. Once approved, an indicator tag will be provided to the homeowner, which must be clearly attached to the irrigation time clock signifying to all persons that the HOA/Landscape Contractor has no responsibilities related to the scheduling of the irrigation system.
 - b. The homeowner agrees to allow periodic inspections of their irrigation system, including time clock, to ensure proper function and coverage of the irrigation system.
 - c. The homeowner agrees to follow all timing requests as submitted by the HOA or Landscape Contractor, including but not limited to specific non-watering days due to application of herbicides, fertilizers, or mowing operations.
 - d. The homeowner agrees to pay for all service calls related to the irrigation time clock, including re-programming, wiring, and repair of faulty equipment.
 - e. The homeowner accepts all responsibility of watering, to ensure similar aesthetics of the community. Upon receipt of two violation notices from the HOA, the homeowner will forfeit their ability to control their individual irrigation system.
4. Definitions: Unless otherwise defined in this Policy, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
5. Supplement to Law: The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Project.

6. Deviations: The Board of Directors may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
7. Amendment: This policy may be amended from time to time by the Board of Directors.

IN WITNESS THEREOF, the undersigned certify that this WATERING POLICY was adopted at a duly called meeting of The Golden Bear Homeowners Association, Inc. held on the 13th day of DECEMBER, 2012.

THE GOLDEN BEAR HOMEOWNERS ASSOCIATION, INC

BY:

President

Attest:

