

**CONSENT IN LIEU OF MEETING
OF THE
EXECUTIVE BOARD
OF
BEULAH HIGHLANDS HOMEOWNERS ASSOCIATION, INC.**

A majority of the members of the Executive Board (the "Board") hereby consent to the following action, adopt the following resolutions and authorize the Secretary to file this Consent with the corporate records of the Beulah Highlands Homeowners Association, Inc. (the "Association").

WHEREAS, the Board has the authority to adopt Rules pursuant to Section 2.2 of the Bylaws of Beulah Highlands Homeowners Association, Inc. and in accordance with Colorado law;

WHEREAS, pursuant to Subsection 6.7.5(d) of the Declaration, the Board believes it is necessary to adopt a Rule regarding acceptable paint colors within the Community; and

WHEREAS, the Rule adopted by this consent provides for the pallet of acceptable paint colors within the Community.

NOW THEREFORE, the following action is adopted by written consent as evidenced by the signatures of the members of the Board below:

RESOLVED: that, the Board hereby adopts the Rule Regarding the Pallet of Acceptable Paint Colors Within Lots at Beulah Highlands.

Effective this 31st day of October, 2007.



Gary D. Martin



John Comerford

**RULE
REGARDING THE PALLET OF ACCEPTABLE PAINT COLORS
WITHIN LOTS AT
BEULAH HIGHLANDS**

(Effective December 1, 2007)

The following Rule Regarding the Pallet of Acceptable Paint Colors Within Lots at Beulah Highlands has been adopted by the Beulah Highlands Homeowners Association (the "Association"). The material and color of the exterior of all structures is governed by Section 6.7.5 of Declaration for Beulah Highlands (the "Declaration"). Subsection 6.7.5(d) of the Declaration requires that colors used on the exterior surfaces of all Building Structures shall be included in the pallets approved by the Executive Board.

All capitalized terms used herein and not otherwise defined shall have the meaning given them in Section of 1.2 the Declaration.

1. **Purpose.** This Rule establishes the pallet of paint colors approved by the Board and its location.
2. **Pallet of Paint Colors.** The Board has selected the pallet of acceptable paint colors; samples of which are available at the office of the Community Association Manager, Claire McCutcheon, CMCA, e-mail claire@tamcco.com, phone 719 783 9954. There can be no deviation from these specific colors (for example, similar hues are not acceptable) without specific written authorization from the Executive Board. Approval of any paint color not among the specific pallet of paint colors selected by the Board shall be in the Board's sole discretion.
3. **Enforcement.** In the event an Owner paints an exterior Building Structure with a paint not specifically included in the approved pallet, the Board may exercise any one or more of the following remedies:
 - (a) repaint or require the Owner to repaint any structure painted in violation of this Rule;
 - (b) after providing an Owner the opportunity to be heard, assess fines or other monetary penalties;
 - (c) commence a law suit for damages or injunction or both; and
 - (d) levy a Default Assessment in accordance with Section 5.7 of the Declaration.

Any monies due to the Association pursuant to this Paragraph 3 of this Rule may be collected as an Assessment as provided in the Declaration.