

RESOLUTION NO. 16-2016
VENTANA HOMEOWNERS ASSOCIATION OF PUEBLO, INC.
POLICY REGARDING LOT ASSESSMENTS

WHEREAS, The Board of Directors of the Ventana Homeowners Association of Pueblo, Inc. (Association) created by reference in the Declaration of Conditions, Covenants, Restrictions and Easements including the First and Second Supplemental Declarations for Ventana Filing No. 1 and 1A Pueblo, Colorado (Declaration), and

WHEREAS, The Declaration delegated to the Association certain duties and powers; and

WHEREAS, The Association has the duty to levy and collect assessments, the power to adopt rules and regulations and the power to enforce the Declaration and rules and regulations; and

WHEREAS, The Board of Directors is aware of the past practice that multiple contiguous lots owned by the same owner and parcels of land that were created by the combination of lots as designated on the original plat filed in Pueblo County were assessed only one (1) assessment for the contiguous lots or the newly created parcel from multiple lots; and

WHEREAS, The term "lot" is defined in the Declaration as "each area designated as a lot in the recorded plat of the subdivision or any re-subdivision of all or a portion of the area included within the subdivision."; and

WHEREAS, The Declaration in the Second Supplement states "the Second Supplemental Declaration is made with respect to the real property in the city of Pueblo, Pueblo County, Colorado **platted** and legally described as Ventana Filing No. 1..."; and

WHEREAS, the plats referred to in the language stated above show the lots prior to any lot line vacation or rearrangements or combining of any lots into one parcel. This same language appears in the First Supplemental Declaration; and


WHEREAS, The Second Supplemental Declaration also has language that states "...any contiguous lots sold by the declarant or an approved builder to an owner for the construction of a dwelling unit or for additional acreage shall be subject to payment of the full amount of the common assessment...for each lot according to the recorded plats..."; and

WHEREAS, The Declaration states that "any Common Assessment shall be the amount levied by the Association for **each lot** for each calendar year."; and

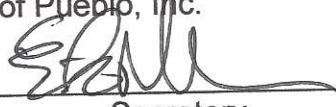
WHEREAS, The Board of Directors has determined that the Covenants require that each lot as originally platted shall be assessed a separate assessment equal to all lots in the subdivision.

NOW, THEREFORE BE IT RESOLVED that each lot as shown on the original or amended recorded plats of the subdivisions shall be assessed equally pursuant to the provisions of the Declaration, beginning in the calendar year 2017.

Ventana Homeowners Association Of Pueblo, Inc.

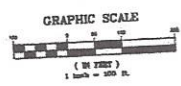
By:  _____
President

This Resolution is adopted on the 20 day of October, 2016, effective the first day of January 2017, and as attested to by the Secretary of the Ventana Homeowners Association of Pueblo, Inc.

By:  _____
Secretary

VENTANA, FILING NO. 1

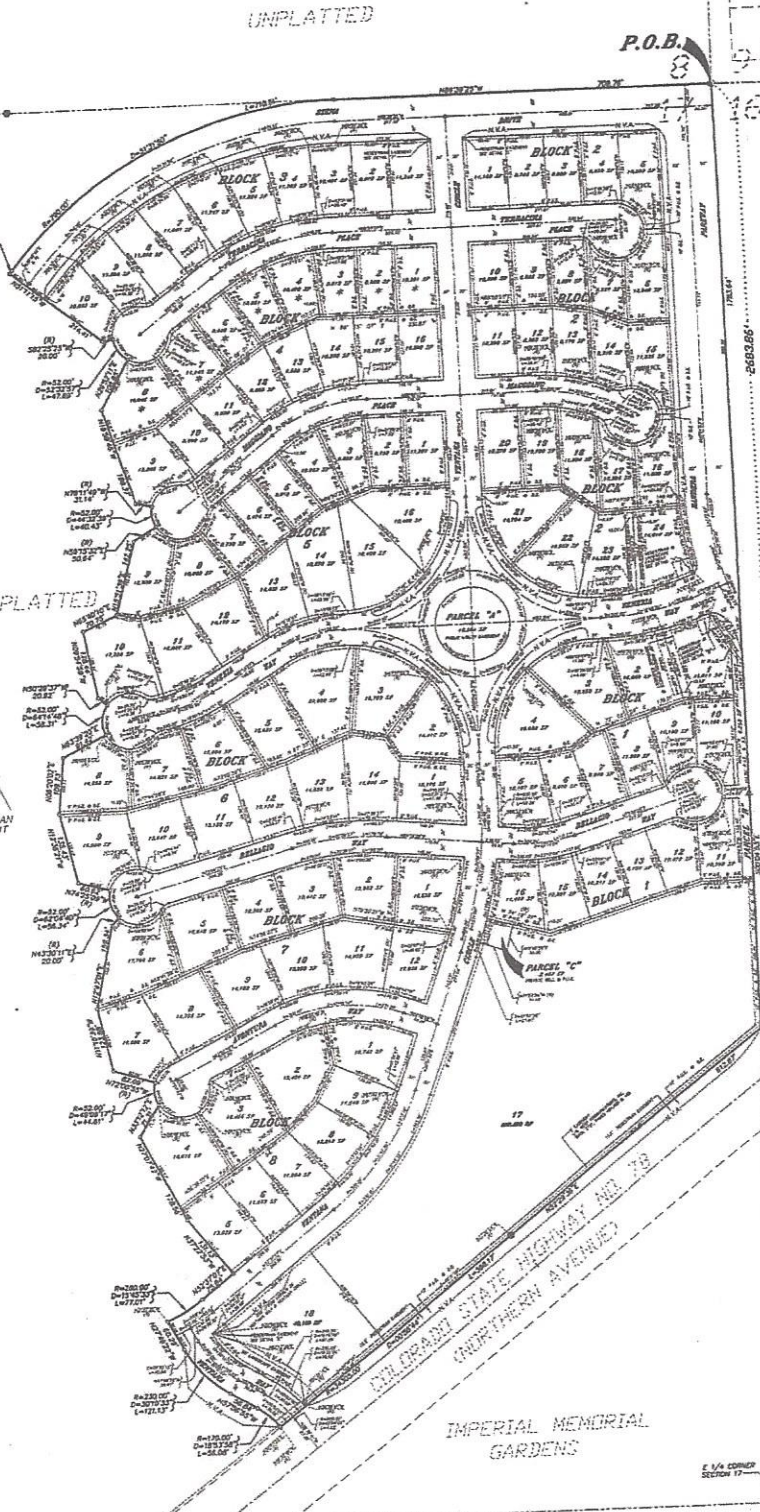
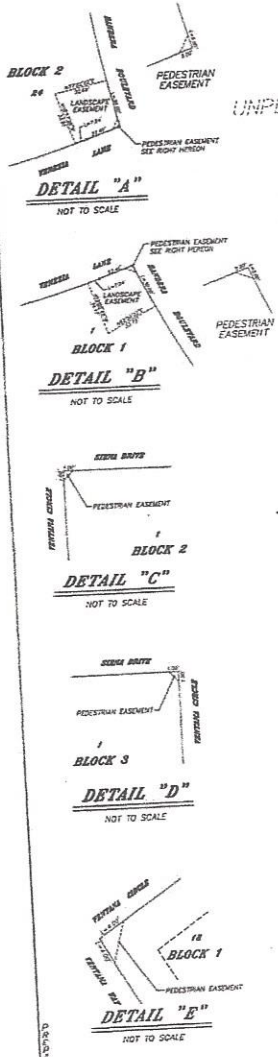
A PORTION OF THE NE 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF PUEBLO, STATE OF COLORADO



- LEGEND**
- FOUND SURVEYLINE
 - ▲ FOUND CONCRETE MONUMENT W/ CHISELED "S"
 - FOUND WOODEN P.O.B. MONUMENT
 - FOUND 2" PIPE W/ LOG AND DOCK
 - SET NO. 4 REBAR W/ PLASTIC CAP U.S. STEEL
 - ▲ MONUMENT TO BE ESTABLISHED TO MEET CITY OF PUEBLO REQUIREMENTS
 - ▲▲ PUBLIC UTILITY EASEMENT
 - DL DISTANCE EXCEEDED
 - SP SQUARE FEET
 - (P) PAVILION
 - NVA- NO NEIGHBOR ACCESS

BLOCK OF RECORDS
WEST LINE OF NE 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH P.M. BEARS AN ANGLE OF 90°

NOTICE: LOTS THAT CONTAIN THE SYMBOL (P) ARE SERVED BY SULLY'S SANITARY SEWER SERVICE LINES WHICH MAY NOT ALLOW GRANTY SERVICE TO EASEMENTS.



REGENCY RIDGE 10TH FILING
SCHULL'S SUBDIVISION
10
1005 AVENUE

P.O.B.

UNPLATTED

PASTS OF BEARINGS

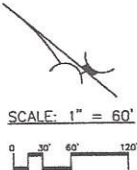
WATSON ADDITION No. 1

IMPERIAL MEMORIAL GARDENS
COLORADO STATE HIGHWAY NO. 78
SOUTHERN AVENUE

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VENTANA, FILING NO. 1A

A RESUBDIVISION OF LOT 17, BLOCK 1 IN VENTANA, FILING NO. 1
 LOCATED IN A PORTION OF THE NE 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH,
 RANGE 65 WEST OF THE 6TH P.M.
 COUNTY OF PUEBLO, STATE OF COLORADO



LEGEND

- ⊗ FOUND SANDSTONE
- ⊕ FOUND CONCRETE MONUMENT
W/ CHISELED "P"
- ⊙ FOUND 3/4" PIPE W/ LEAD AND TACK
- ⊖ FOUND HIGHWAY R.O.M. MONUMENT
- ⊙ FOUND MONUMENT SOX
- ⊕ MONUMENT TO BE ESTABLISHED TO MEET
CITY OF PUEBLO REQUIREMENTS
- ⊙ FOUND 1/2" 4 REBAR W/ PLASTIC CAP
L.S. 12931
- SET NO. 4 REBAR W/ PLASTIC CAP
L.S. 12933
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- SF SQUARE FEET
- (R) RADIAL
- N.V.A. NO VEHICULAR ACCESS

NOTE: LOTS THAT CONTAIN THIS SYMBOL
 ARE SERVED BY SHALLOW SANITARY
 SEWER SERVICE LINES WHICH MAY NOT
 ALLOW GRAVITY SERVICE TO BASEMENTS

BASE OF BEARINGS:
 EAST LINE OF THE 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH,
 RANGE 65 WEST OF THE 6TH P.M.
 BEARS N. 00°43'3" W.

