

**GLENEAGLE NORTH HOMEOWNER'S ASSOCIATION (GNHOA)
RULE REGARDING ARTIFICIAL TURF GRASS**

1. The recorded Covenants (the "Covenants") for subdivisions within the Gleneagle North Homeowner's Association (the "Association"), as well as the Association's Articles of Incorporation, Bylaws and laws and statutes of the State of Colorado, empower the Association to adopt Rules and Regulations with which each homeowner must strictly comply.
2. The covenants for Filings 3, 8, and 9 state in Section 120 on landscaping that "at least thirty percent (30%) of the front yard of the lot shall be a manicured lawn, unless the Declarant otherwise approves". Filing 4 does not address a requirement for a manicured lawn.
3. Colorado Revised Statute 37-60-126(11) on water conservation and drought mitigation planning states that "any section of a restrictive covenant or of the declaration, bylaws, or rules and regulations of a common interest community, ... that prohibits or limits xeriscape, prohibits or limits the installation or use of drought-tolerant vegetative landscapes, or requires cultivated vegetation to consist wholly or partially of turf grass is hereby declared contrary to public policy and, on that basis, is unenforceable."
4. Colorado Revised Statute 37-60-126(11) on water conservation and drought mitigation planning also states "This subsection (11)(a) does not prohibit common interest communities or special districts from adopting and enforcing design or aesthetic guidelines or rules that require drought-tolerant vegetative landscapes or regulate the type, number and placement of drought-tolerant plantings and hardscapes that may be installed on property that is subject to the guidelines or rules".
5. Colorado law overrides HOA covenants, making GNHOA covenants requiring turf grass unenforceable.
6. No Colorado law requires that artificial turf grass must be allowed by HOAs.
7. Colorado law allows HOAs to adopt and enforce design or aesthetic guidelines or rules regarding xeriscaping property.
8. In consideration of the above, this Rule has been adopted by the Board of Directors of the Association for use of artificial turf grass in landscaping:
 - a. Artificial turf grass is not desirable for use in landscaping because it is unnatural and not in harmony with the neighborhoods in GNHOA or surrounding HOAs.
 - b. Artificial turf grass will not be approved for use anywhere in a front yard or a side yard.

- c. On a case-by-case basis and upon review and approval by the respective filing Architectural Control Committee (ACC), artificial turf grass may be used in a portion of a back yard.
 - d. Only high-quality artificial turf grass will be approved by the ACC.
 - e. When signs of deterioration occur, the artificial turf grass must be replaced.
9. As with any other change to or maintenance of the exterior of your home and/or landscaping, homeowners must request approval for the proposed change or maintenance from their respective ACC before starting any work. The filing ACC shall, in its discretion, determine if the proposed change or maintenance will be approved and will grant approval or deny the request in writing.
10. This Rule shall apply to any landscaping occurring after the date of its adoption. The Board may, at its discretion, mail or hand deliver a copy of this Rule to the affected homeowners or post this Rule on the Association web site and announce the adoption of this Rule in a quarterly newsletter. This Rule shall also constitute an amendment of the Association's Bylaws.

Adopted this 5th day of May, 2021.

GLENEAGLE NORTH HOMEOWNER'S
ASSOCIATION, a Colorado Non-profit Corporation

By: 
President

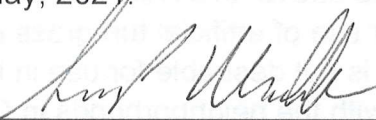
CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of GLENEAGLE NORTH HOMEOWNER'S ASSOCIATION, a Colorado non-profit corporation, and,

That the foregoing Rule constitutes a rule of said Corporation, as duly adopted at a meeting of the Board of Directors thereof, held on the 5th day of May, 2021.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 5th day of May, 2021.


Secretary