

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE  
DUBLIN NORTH METROPOLITAN DISTRICT NO. 2**

**ADOPTING RULES AND REGULATIONS GOVERNING SHEDS**

---

WHEREAS, the Dublin North Metropolitan District No. 2 (the “**District**”) was duly organized and validly exists pursuant to and in accordance with the Special District Act, §§ 32-1-101, *et seq.*, C.R.S.; and

WHEREAS, the District was organized for the purpose of providing certain improvements, facilities and services to and for the use and benefit of the District, its residents, users, property owners and the public; and

WHEREAS, pursuant to § 32-1-1001(1)(m), C.R.S., the District has the power to adopt, amend, and enforce bylaws and rules and regulations for the purpose of carrying on the business, objects, and affairs of the board and the special district; and

WHEREAS, the District has the authority to enforce the Covenants, Conditions, and Restriction of Dublin North recorded at Reception 208008912, El Paso County, Colorado on January 23, 2008, as amended (“**Declaration**”), the rules and regulations and policies and procedures of the District, as the same may be amended and supplemented from time to time (collectively, the “**Governing Documents**”); and

WHEREAS, pursuant to the terms and conditions of the Declaration, the District is authorized to adopt, enact, amend, modify and re-enact rules and regulations concerning and governing the Property (as that term is defined in the Declaration) (the “**Rules and Regulations**”), and to establish and enforce penalties for the violations of the Governing Documents, including the levying and collection of fines; and

WHEREAS, the District desires to set forth and enforce certain policies regarding sheds constructed within the boundaries of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT AS FOLLOWS:

1. Approval for the construction of a shed must be received from the Architectural Review Committee (as defined in the Declaration). An application form and an application fee of \$100 must be submitted to the Architectural Review Committee to initiate the review process. The owners of existing sheds that have not been approved by the Architectural Review Committee must submit an application and an application fee for review and approval. Owners of existing sheds that have not received approval from the Architectural Review Committee will be subject to fines in accordance with the District’s then current policies and procedures.

2. Only one storage shed will be allowed per lot. Storage sheds shall be located in the side or rear yard, must not be adjacent to the street or sidewalk and are subject to the requirements of the City of Colorado Springs code and/or regulations.

3. Consideration will be given to adjacent properties not to unreasonably obstruct views. Sheds shall be screened from view and shall not allow more than 50% of the building to be viewed from ground level of adjacent lots. Additional vegetation may be required to screen the shed.

4. Storage sheds shall have a maximum square footage of 120 square feet and a maximum external height of ten feet at its tallest point from grade (including foundation or concrete slab). Sheds shall be effectively anchored to the ground by attaching the framing directly to a permanent foundation or concrete slab. Storage sheds shall be constructed with a design consistent with the general character of the dwelling unit and painted the same color scheme as said dwelling. Roofing must match or complement the dwelling. Metal, plastic, and composite storage sheds are not permitted. Sheds shall not have more than two doors and four windows and no exterior shelving.

5. No permanent driveway shall be permitted to lead to the shed or detached outbuilding. No data, plumbing, heating ventilation, air conditioning, or gas shall be connected to or housed within the shed. Electricity may be connected as long as the cable or wiring is buried and a City of Colorado Springs building permit has been issued. Living in a shed or accessory building is prohibited. The addition of solar panels or satellite dishes to a shed shall require Architectural Review Committee review and approval.

6. Effective Date. The Provisions of this resolution shall take effect immediately.

ADOPTED THIS 11<sup>th</sup> DAY OF Nov, 2015.

DUBLIN NORTH METROPOLITAN  
DISTRICT NO. 2

  
\_\_\_\_\_  
Officer

ATTEST:

  
\_\_\_\_\_