

**RESOLUTION
OF THE ARCHITECTURAL REVIEW COMMITTEE
OF
HASKINS STATION METROPOLITAN DISTRICT
ADOPTING AN AMENDMENT
TO THE RESIDENTIAL IMPROVEMENT GUIDELINES AND SITE RESTRICTIONS
FOR HASKINS STATION
(Trash Bin Screens)**

WHEREAS, Haskins Station Metropolitan District (the “**District**”), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized to provide various services, including design review and covenant enforcement services, in and around the Haskins Station development in Jefferson County, Colorado; and

WHEREAS, pursuant to the Declaration of Covenants, Conditions and Restrictions of Haskins Station, recorded in the real property records of the Clerk and Recorder of Jefferson County, Colorado at Reception No. 2019101739 on October 25, 2019 (the “**Declaration**”), the Architectural Review Committee (the “**ARC**”) has the authority to enact, issue, promulgate, modify, amend, repeal, re-enact, and enforce architectural standards, guidelines, rules and regulation to interpret and implement the design review provisions of the Declaration, subject to the approval of the Board of Directors (the “**Board**”); and

WHEREAS, pursuant to the authority set forth in the Declaration, the ARC, with the approval of the Board, adopted the Residential Improvement Guidelines and Site Restrictions for Haskins Station, updated as of April 17, 2024 (the “**Guidelines**”); and

WHEREAS, the ARC, with the approval of the Board, desires to allow for the installation of outdoor structures for the purpose of screening trash and recycling receptacles, and to adopt this Amendment to the Residential Improvement Guidelines and Site Restrictions for Haskins Station (the “**Amendment**”) in order to provide the specifications for the construction thereof, attached hereto as **Exhibit A** and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE ARC, WITH THE APPROVAL OF THE BOARD AS FOLLOWS:

1. Adoption of Amendment to the Residential Improvement Guidelines and Site Restrictions. The Amendment to the Residential Improvement Guidelines and Site Restrictions for Haskins Station attached as Exhibit A, is hereby adopted.

2. Prior Provisions Effective. Except as amended herein, the Guidelines shall remain in full force and effect without limitation.

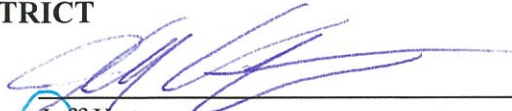
3. Contradicting Provisions. Any provision of any governing document of the District, including, without limit, rules and regulations, policies and the like, which contradict the Amendment and/or New Legislation shall automatically become null and void and unenforceable.

4. Effective Date. The First Amendment shall be effective as of November 20, 2024.

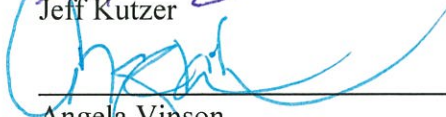
Remainder of Page Intentionally Left Blank

APPROVED AND ADOPTED BY THE ARC THIS DAY 6th OF January,
2025.

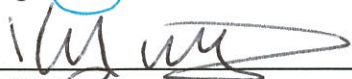
**ARCHITECTURAL REVIEW COMMITTEE
OF HASKINS STATION METROPOLITAN
DISTRICT**

By: 

Jeff Kutzer

By: 

Angela Vinson

By: 

Kelly Martinez

ACKNOWLEDGEMENT OF THE DISTRICT

By execution below, the undersigned acknowledge that the Amendment was approved by the Board of Directors of the District at a duly called meeting held on November 20, 2024.

HASKINS STATION METROPOLITAN DISTRICT

By: Corey Elliott
Corey Elliott (Dec 11, 2024 12:09 MST)

Officer of the District

Attest:

Matt Cavanaugh
By: Matt Cavanaugh (Dec 3, 2024 11:41 MST)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON

Megan G. Murphy

General Counsel to the District

EXHIBIT A
AMENDMENT
TO THE
RESIDENTIAL IMPROVEMENT GUIDELINES AND SITE RESTRICTIONS FOR
HASKINS STATION
(Trash Bin Screens)

1. Provision Added. Section 3.44 of the Guidelines is hereby added in its entirety:

3.44 Trash Bin Screens

Installation of trash bin screens on the sides of Cityscape Lots and Duplex Lots requires approval, and any such trash bin screen must comply with the specifications in **Exhibit C**. All trash bin screens must be constructed of cedar (pine and other soft woods will not be approved).

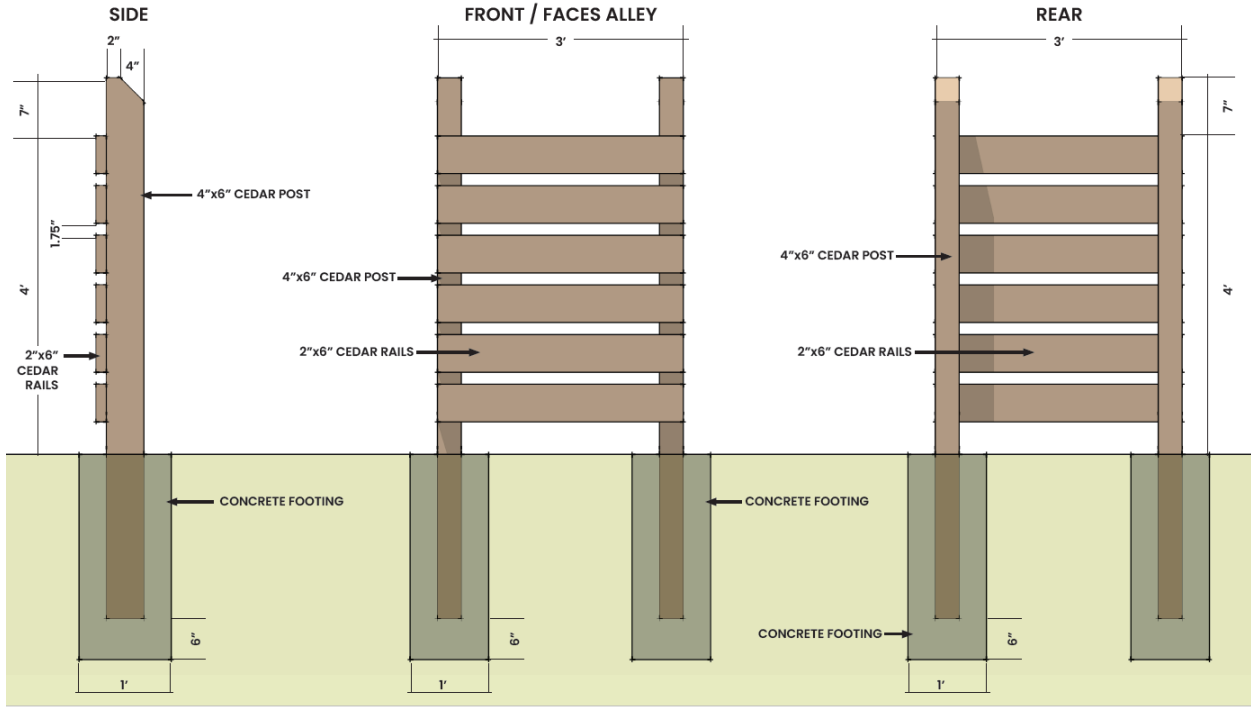
2. Provision Added. **Exhibit C** of the Guidelines is hereby added in its entirety:

EXHIBIT C Trash Bin Screens

EXHIBIT C

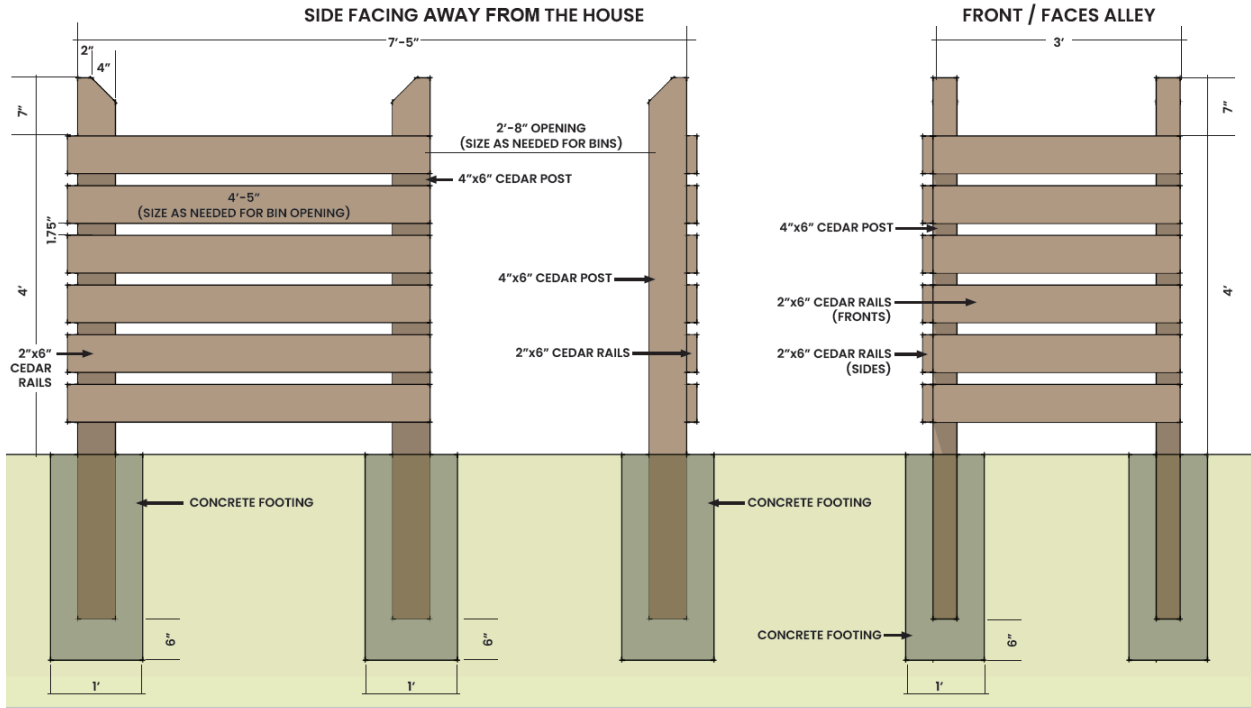
TRASH BIN SCREEN GUIDELINES AND REQUIREMENTS

1. Trash bin screens shall be installed in a manner such that receptacles are screened from the view of other portions of the community.
2. All trash bin screens shall be stained with BEHR transparent waterproofing wood finish part #401 cedar naturaltone or approved equal.
3. Trash bin screens on Duplex units shall be installed behind roof gutter downspouts and have a maximum setback of 2 feet from the front of the garage.
4. Only one trash bin screen shall be installed in the space between two Cityscape units.
5. Trash bin screens shall be installed so as not to obstruct access to the gas or manually-read electric meters by the utility companies.
6. Trash bin screens shall not be installed in landscaped areas.



HASKINS - BIN SCREENING ARVADA, COLORADO
 SCREENING CONCEPT, 10/14/2024

pcs group



HASKINS - BIN SCREENING ARVADA, COLORADO
 SCREENING CONCEPT, 10/14/2024

pcs group



SCREENS NEED TO BE LOCATED TO NOT CONFLICT WITH EXISTING UTILITIES - CITYSCAPE VERSION



REQUIRED DESIGN FOR APPROVED CORNER LOT UNITS.
 OPTIONAL DESIGN FOR ALL OTHER UNITS.
 SCREENS NEED TO BE LOCATED TO NOT CONFLICT WITH EXISTING UTILITIES - DUPLEX VERSION



SCREEN FENCE WOULD NEED TO BE LOCATED TO
NOT CONFLICT WITH EXISTING UTILITIES -
DUPLEX VERSION