

**RESOLUTION
OF THE DESIGN REVIEW BOARD OF
BASELINE COMMUNITY ASSOCIATION, INC.**

ESTABLISHING A DESIGN ADVISORY COMMITTEE

WHEREAS, McWhinney CCOB Land Investments, LLC (the “**Founder**”) recorded that certain Declaration of Covenants, Conditions and Restrictions for Baseline in the real property records of the City and County of Broomfield, Colorado on March 18, 2019, at Reception Number 2019002577 (the “**Declaration**”); and

WHEREAS, pursuant to Article VIII, Section 8.1(a) of the Declaration, the Founder has appointed members to the Design Review Committee (as defined in the Declaration, and referred to herein as the “**DRC**”), which is responsible for the review and approval or denial of architectural requests submitted by Owners of Sites, as more fully provided in the Declaration; and

WHEREAS, in accordance with Article VIII, Section 8.1(c) of the Declaration, the DRC adopted that certain Resolution of the Design Review Committee of Baseline Community Association, Inc. Appointing Design Review Designees, dated April 21, 2022 (the “**DRC Designation Resolution**”), pursuant to which the DRC delegated its decision-making authority for Modifications (as defined in the DRC Designation Resolution) to certain designated individuals (the “**DRC Designees**”); and

WHEREAS, in accordance with Article VIII, Section 8.1(c) of the Declaration, the DRC desires to establish an advisory committee to advise and assist the DRC Designees in performing the design review functions described in the Declaration and the DRC Designation Resolution.

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

1. Establishment of the DAC.

a. The DRC hereby establishes the Design Advisory Committee (the “**DAC**”) to be appointed as provided in this Resolution. The DRC hereby delegates to the DAC the right to review all requests for Modifications submitted by Owners (each an “**Application**”) to the same extent that the DRC has that right pursuant to the Declaration.

b. The DAC shall be comprised of at least three (3) members, acting in a volunteer capacity. The following individuals are hereby appointed to the DAC:

c. The DAC members shall serve at the pleasure of the DRC and may be

removed at any time, with or without cause, by the DRC.

d. The DAC members shall serve as volunteers and are not entitled to any compensation for their service on the DAC, but are entitled to reimbursement for any pre-approved, out-of-pocket costs incurred by them for DAC purposes, subject to budget limitations.

e. The DAC members shall, from among the membership of the DAC, select one of them to act as the chairperson of the DAC.

2. Review by the DAC.

a. Upon receipt of any Application, the DAC shall, within thirty (30) days of complete submission of the plans, specifications and other materials and information the DAC may require in conjunction with any such Application, provide its recommendation regarding such Application to the DRC Designees.

b. The DRC Designees shall have the final approval authority over all Applications, as set forth in the DRC Designation Resolution, but shall consider and approve the recommendation from the DAC unless such recommendation from the DAC is clearly arbitrary and capricious or otherwise not in conformance with the standards set forth in the Declaration and/or the West Village Homeowner Modifications, Design Guidelines and Use Restrictions.

3. Amendment. The DRC expressly reserves the right to amend, revise, redact, and/or repeal the authority granted in this Resolution in whole or in part, from time to time in order to further the purpose of carrying on the business, objects, and affairs of the DRC. The foregoing shall specifically include, but not be limited to, the right to remove DAC members, increase the number of DAC members, add to or reduce the authority of the DAC, eliminate the DAC, or change the authority delegated to the DAC, all in the DRC's sole and absolute discretion.

4. Severability. If any term or provision of this Resolution is found to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, such invalid or unenforceable term or provision shall not affect the validity of the remainder of this Resolution as a whole, but shall be severed, leaving the remaining terms or provisions in full force and effect. In addition, in lieu of such void or unenforceable provision, there shall automatically be added a provision similar in terms to such illegal, invalid or unenforceable provision so that the resulting reformed provision is legal, valid and enforceable.

[Signature page follows.]

Resolved, adopted and approved this _____ day of _____, 2023.

**DESIGN REVIEW BOARD OF BASELINE
COMMUNITY ASSOCIATION**

Kim Perry

David Williams

Jim Tolstrup

Amy Yarger

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