

BEAR CREEK HOME OWNERS ASSOCIATION, INC.

POLICY # 0011 PERTAINING TO COMMERCIAL BUSINESSES

(CHILD CARE FACILITIES)

Adopted September 12, 2017

Pursuant to the authority granted within Policy #0001 adopted on 05-25-2010 and signed by signatories governing the Bear Creek Home Owners Association, Inc. (BCHOA) Section 3, the BCHOA adopts policy #0011 relating to the establishment and operation of commercial enterprises within the BCHOA Subdivision.

Pursuant to Article IX Restrictions within the BCHOA Declaration of Covenants, Conditions and Restrictions of Bear Creek Subdivision, Section 3 Residential Use, the BCHOA establishes the policy prohibiting Child Care Facilities within the Subdivision as not viable under the conditions set forth in Section 3.


In the event that such business is proposed and is proven to comply within Section 3 as stated, the BCHOA requires that such business shall be in full compliance with all City of Montrose zoning regulations, codes, and liabilities including but not limited to: handicapped access to the business including toilette facilities; food preparation, storage, and licensing; fencing; fire plans and escape routes; parking; safety of playground or recreation equipment; and special requirements, or other requirements as the City of Montrose may require.

PRESIDENT'S CERTIFICATION

The undersigned, being President of the Bear Creek Homeowners Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution #0011 was introduced for first reading at a duly called and held meeting of the Board on June 13, 2017 and is hereby approved and adopted by the Board, at a duly called and held meeting of the Board on September 12, 2017, and in witness thereof, the undersigned has subscribed his/her name.

Bear Creek Homeowners Association, Inc. a

Colorado non-profit corporation

By:  President

By:  Board Member