

**ST. VRAIN RANCH PROPERTY OWNERS ASSOCIATION
POLICY REGARDING THE CULTIVATION AND PROCESSING OF
MARIJUANA AND MARIJUANA PRODUCTS**

The following policy has been adopted by St. Vrain Ranch Property Owners Association (“Association”) pursuant to the provisions of C.R.S. 38-33.3-302, at a regular meeting of the Board of Directors.

Purpose: To adopt a policy setting forth conditions and restrictions related to the cultivation of marijuana and the processing of marijuana products.

NOW, THEREFORE, IT IS RESOLVED that, pursuant to the Association’s Policy for the Adoption of Policies, the Association does hereby adopt the following policy setting forth conditions and restrictions related to the cultivation of marijuana and processing of marijuana products on all properties within the St. Vrain Ranch Property Owners Association:

1. The terms “Cultivation” of marijuana and “Processing of Marijuana Products” shall have the meaning set forth in Weld County Zoning Code Section 23-4-1020, as amended by Ordinance 2013-11.
2. Weld County Code Sections 6-2-10; 12-7-20; and 23-4-1000(B) prohibit the commercial or personal cultivation of marijuana for recreational use anywhere in Weld County, pursuant to the authority granted in Article XVIII of the Colorado Constitution and CRS §12-43.4-301.
3. Weld County Code Section 23-4-1000(A) allows for the cultivation of medical marijuana for the personal use of the licensee, as set forth therein.
3. Common Elements: Neither Marijuana nor Marijuana Products shall be grown, produced, or consumed on the Common Elements (aka Common Areas) within the St. Vrain Ranch Property Owners Association.
4. Processing and/or manufacture of Marijuana Products: The Processing and/or Manufacturing of Marijuana Products is strictly prohibited, by any means, anywhere in the St. Vrain Ranch Property Owners Association.
5. Marijuana shall not be grown within the St. Vrain Ranch Property Owners Association for the purpose of sale or profit, but only for the medical use by duly licensed individuals residing on the parcel in/on which the marijuana is grown.
6. Marijuana shall not be grown in the open areas on any parcel within the St. Vrain Ranch Property Owners Association. Any/all marijuana cultivation shall be limited to indoor licensed medical marijuana grows. Any/all marijuana cultivation

within the Association shall utilize effective odor control systems so as to prevent the discharge of odors onto adjoining parcels.

7. No marijuana cultivation shall be conducted within the Association without application to, and approval of odor control systems by the Architectural Review Committee.

8. Any/all disputes regarding marijuana cultivation and/or the manufacture or production of Marijuana Products within the St. Vrain Ranch Property Owners Association shall be resolved in accordance with the "St. Vrain Ranch Property Owners Association Alternative Dispute Resolution Policy and Procedures."

9. Any owner's failure to receive the Policy shall not be a defense to any attempt by the Association to enforce the Policy or to levy fines, expenses, or attorneys' fees as a result of a violation of the Policy.

St. Vrain Ranch Property Owners Association.

By:

Title

Attest

Secretary

This Policy Regarding POLICY REGARDING THE CULTIVATION AND PROCESSING OF MARIJUANA AND MARIJUANA PRODUCTS was adopted by the Board of Directors on the 1st day of May, 2019, effective the 1st day of May, 2019, and is attested to by the Secretary of St. Vrain Ranch Property Owners Association.

Secretary