

UPDATED RULES AND REGULATIONS

The following Rules and Regulations are adopted by the Board pursuant to the First Amended Declaration of Covenants, Conditions, and Restrictions recorded at Reception Number 20200023565 and pursuant to CCIOA (Colorado Common Interest Ownership Act):

MOTORIZED VEHICLE PARKING STORAGE REPAIRS

1. Commercial and Work Vehicles/Trailers used for business may remain parked in driveways provided that they are moved at least four (4) days of the week and do not exceed one (1) ton in weight.
2. Consideration of sight distances should be observed by all owners in regards to vehicle parking. The following sight distances are per the Colorado Parking Law — No vehicle may be parked within:
5' of a driveway
15' of a fire hydrant
20' of a crosswalk
30' of a yield sign, stop sign, or flashing signal
All vehicles parked in front of any home or in the driveway must be in good repair, currently operational and with current registration.
3. No inoperative, unregistered or abandoned vehicle shall be stored, parked, maintained or kept upon any part of the lot or in Association common areas. "Inoperative, unregistered, or abandoned vehicle" shall mean any motorized vehicle which has not been driven under its own propulsion or has not been moved outside of the Association property for a period of two (2) weeks or longer, or which does not have an operable propulsion system installed therein. However, otherwise permitted vehicles parked by Owners while on vacation or during a period of illness shall not constitute abandoned or inoperable.
4. A licensed RV or other licensed vehicles and trailers may not be stored outside on any lot unless owned by the occupant of the lot (Article Section 14 (c)).
5. Short-term storage of a licensed vehicle, RV or trailer on the lot means for a 30 day or less period of time and moving such vehicle from the lot for at least twelve (12) hours during the 30 day period.
6. Permanent/long-term storage of a vehicle, RV or trailer on the lot means for a period greater than 30 days and such vehicle shall be stored behind the front of the house and screened by privacy fencing, not to exceed 6 feet, or as prescribed by Larimer County code.

7. Private maintenance work, such as minor repairs, washing, polishing or servicing any kind of vehicle, trailer or boat is allowed to be performed/conducted on your property only and on your own vehicles providing such activities are not a nuisance and work is completed between the hours of 8:00 am and 9:00 pm.

8. No dismantling, rebuilding or painting of any kind of vehicle may be performed or conducted on the lots unless it is done within completely enclosed structure(s) which screen the sight, sound and odor of the activity from the street and adjoining property.

PRIVATE RESIDENCES

1. Exterior Alterations: No structure or any attachment or improvement to an existing structure shall be constructed, erected, placed, or installed; and no installation of or change to any landscaping shall be performed unless first submitted to and approved in writing by the Architectural Review Committee.

2. No food or vegetable gardens may be grown in the front yards unless properly screened and approved by the Architectural Review Committee.

3. No hazardous activities shall be conducted, no firearms shall be discharged on any property. All rules and regulations concerning open fires and use of fireworks shall follow those defined by LARIMER COUNTY'S ORDINANCE CONCERNING THE RESTRICTION OF OPEN FIRES, CONTAINED OPEN FIRES AND FIREWORKS.

4. No objectionable light shall be emitted from any lot which is unreasonably bright or causes unreasonable glare; no sound shall be emitted from any lot which is unreasonably loud or annoying or persistent; and no odor shall be permitted from any lot which is noxious or offensive to others.

5. Installation of any tree, shrub or perennial that as specified by nursery plant tags or the American Horticultural Society will be at maturity four feet (4') or higher at their highest point shall require submission of an Architectural Review Committee application and ARC approval prior to installation.

6. No Commercial Business building, machine shop or other industrial or commercial structure devoted to commercial or public enterprises shall be allowed.

PETS

1. All pets shall not be allowed to roam unrestrained in common areas and shall be kept under restraint by leash or fencing on the Association properties.

2. Pet owner or keeper shall exercise proper care and control of pet animals so that such animals are not a public nuisance. This includes controlling the animals barking.
3. Pet owners shall clean up after their pets and dispose of the excretions in a suitable container. If excretions damage grass, shrubs, trees etc. such damages will be billed to the responsible homeowner(s).
4. A reasonable number of pets and the control of those pets shall be defined and enforced by Larimer County Land Use Code (Chapter 6).
5. No pets shall be kept for any commercial purposes.

COMMON AREAS

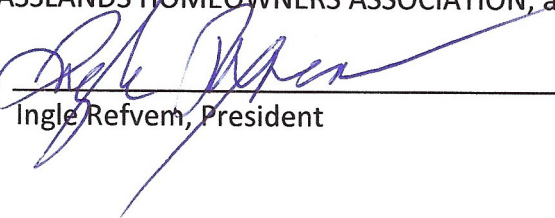
1. Any damage to the general common elements caused by an owner, a member of his or her family, or a guest or tenant of the owner, shall be repaired by the association at the expense of that owner.
2. No motorized vehicles, bicycles or tricycles may be permitted off the road on common areas.

CERTIFICATION OF BOARD APPROVAL AND ADOPTION:

The undersigned, as President of the Association, certifies that the foregoing Rules and Regulations were approved and adopted by vote of at least a majority of the Board during its meeting on November 12, 2020.

GRASSLANDS HOMEOWNERS ASSOCIATION, a Colorado nonprofit corporation

By:


Inge Refvem, President