

**CRESTLINE HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS**

WHEREAS, Article VII, Section 7.1 of the Declaration of the Crestline Homeowners Association provides in part:

“The Board of Directors shall have the power to adopt and publish rules and regulations governing the use of the Lots, the Common Elements, the Community, or any portion hereof, and any facilities thereon and the personal conduct of the Members, their guests and other Persons thereon, and to establish penalties for the infraction thereof;”

WHEREAS, Article IV of the Articles of Incorporation of Crestline Homeowners Association provides in part that:

“This Association does not contemplate pecuniary gain or profit to the Members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation, and architectural control of certain property and improvements within the property...and to promote the health, safety and welfare of the resident within the community, and for the following purposes to:...enforce covenants, restrictions, and condition affecting any property to the extent this Association may be authorized to do so under the Declaration;”

WHEREAS, the Colorado Common Interest Ownership Act provides in part:

“...the association, without specific authorization in the Declaration, may: Regulate the use, maintenance, repair, replacement and modification of common elements; ...
Impose and receive any payments, fees, or charges for the use, rental or operation of the common elements...;
Exercise any other powers necessary and proper for the governance and operation of the Association.”

WHEREAS, for the health, safety, and welfare of all residents and the protection and preservation of the common properties and for the necessary and proper governance and operation of Crestline Homeowners Association, the Board of Directors wishes to establish reasonable rules and regulations and policies.

NOW THEREFORE BE IT RESOLVED THAT the following policies, rules and regulations be adopted by the Board of Directors for Crestline Homeowners Association and where in conflict with any previously adopted rules, these rules shall prevail:

General Provisions

1.1 The use of the Common Areas is available to all members in good standing, their family members, guests subject to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions of Crestline Homeowners Association (hereafter referred to as “the Declaration”).

1.2 No illegal activity may be conducted upon or within any part of the Association’s common property.

Association Management

2.1 The services of a management firm have been contracted to handle the day-to-day enforcement of the Rules and Regulations, Declarations, and Bylaws. The managing agent is authorized to take those actions necessary to ensure the compliance of all residents with the standards of the complex.

Driveways and Parking Areas

3.1 Each unit will be designated one parking space that is numbered. Guest parking is open to any other cars. Units with garage driveway should park there first before taking up a limited guest spot.

3.2 All vehicles shall meet local noise requirements. All vehicles must have mufflers in good working condition.

3.3 No boats, trailers, commercial vehicle or inoperative vehicle shall be parked in the subdivision except for limited periods of time not to exceed 24 hours for the purpose of loading and unloading. Such recreational vehicles shall not create an access problem to other residents nor shall such vehicles be parked unattended within the community (i.e. within fire lanes). Such vehicles are subject to the immediate removal (towing) at the owner's expense.

3.4 No mechanical work will be performed on vehicles in the subdivision except as can be provided within the enclosed garage of the unit, screening the sight, sounds and odors of such repairs. Such repair activity shall be limited to the necessary repairs of the resident's vehicles only and shall not extend to the repairs of vehicles not belonging to residents of the community.

3.5 Vehicles which are parked on subdivision property illegally, without current license plates, or have not been moved for a period of 3 days or longer shall be determined abandoned and may be towed and/or ticketed.

Pets

4.1 Pets shall be restrained on a leash at all times when allowed outside of the Townhomes, accompanied by the pet owner at all times.

4.2 Pets are not permitted to run unattended in the Common Area nor may they be tied up in the common area. Pets are not to be left unattended.

4.3 Pet owners must immediately clean up after their animal at all times.

4.4 Any pet that is determined to be, in the opinion of the Board of Directors, an unreasonable nuisance to the community due to either noise or odor shall be subject to removal from the community.

4.5 Pet owners are responsible for any damage that is caused to the common area by their pet(s), the repairs for which shall be made by the Association and assessed to the Unit Owner.

4.6 Dogs of residents may not exceed 25 pounds full grown. Dogs that have resided on property before 2006 that are in excess of 25 pounds are grandfathered in and allowed. Landlords and property managers are responsible for ensuring their renters understand this rule and follow it.

Porches

5.1 Front porches are not to be used for storage of any kind. Only planters, plant décor and/or exterior furniture that fit on your porch may be left outside. Bicycles and other such toys must be stored on back decks. Items left on the common area will be disposed of without notice.

5.2 Residents shall not dry or air clothes on the porch areas or on lines or poles hung on the exterior of any building.

5.3 No awnings or other projections shall be attached to the outside walls of the building unless specifically approved by the Board of Directors. No shades or screens shall be attached to, hung, or used in conjunction with any patio, window or door of the exterior of the unit without the prior written consent of the Board of Directors.

5.4 All Homeowners and occupants shall use care in securing items or fixtures kept on porch areas to ensure items are not blown away.

5.5 Porch areas shall not be used as an animal control area.

5.6 Firewood, chimeraas, grills and any other outdoor cooking apparatus must be stored on the back porch or patio. This does not include grass areas near doors. Please enjoy your deck but keep your heat source away from the side of the building and siding as this is a fire hazard.

Trash Collection and Removal

6.1 Trash pick up is Monday, Wednesday, Friday and Saturday. This is more then communities larger than ours. Please observe these days and do not ever leave trash outside the dumpster. It reflects on us as residents when guest visit.

6.2 All refuse must be placed in dumpster.

6.3 All additional refuse in excess of that which fits within the designated container shall be the sole responsibility of the Owner for removal and shall not be charged to the Association (i.e. furniture, appliances, carpet. etc.)

Grounds, Sidewalks and Common Areas

7.1 Sidewalks and entrances must not be obstructed.

7.2 No owner or occupant shall plant flowers, plants, gardens, or any other shrubbery outside of their individual courtyard and on porches unless prior written consent is given by the Board of Directors except those placed in pots on the front porch or deck. All pots must have water catching saucers under them to prevent damage and discoloration to the common area.

7.3 Vehicular traffic across the lawn and landscaped areas is not permitted. The expense to repair areas due to repeated foot traffic or vehicular access shall be assessed to the Owner causing said damage.

Snow Removal

8.1 The Association shall contract with a grounds maintenance provider which shall provide snow removal within the community.

8.2 Owners shall be responsible for managing, with reasonable care, the safety of the entryway and sidewalk adjacent to their unit when accumulation is less than 2”.

8.3 A pathway shall be cleared on all sidewalks and entryways upon receipt of an accumulation of 2” or more, on average, within a reasonable time frame in order to provide reasonable access to and from the unit for emergency purposes; complete clearing of the sidewalk and entryway shall be completed within 24 hours once the storm has ended.

8.4 Streets within the community are designated as Association streets.

8.5 Stockpiling of snow may be necessary when a high volume of snow is received. The subcontractor shall endeavor to keep as many parking spaces available as possible, recognizing that locations for stockpiling are limited due to landscaping and other amenities within the common areas.

8.6 Sand or ice melt shall be distributed as deemed appropriate. North facing units may require special attention, which should be reported to management.

Signage & Flags

9.1 All signage shall be approved by the Board of Directors prior to installation for appropriateness, size, and placement.

9.2 One sign no larger than six (6) square feet placed inside a window.

9.3 Two signs not larger than one hundred (100) square inches indicating a security system exists on the property.

9.4 One small sign restricting solicitation to be placed discretely at the entrance of a residence. Solicitation is NOT allowed in the community area.

9.5 This is not intended to limit or prohibit the display of the U.S. flag; however, lighting of a flag is not permitted. Therefore, flags shall be required to be removed daily in accordance with proper etiquette for the display of a national flag. No other flags or banners shall be permitted.

Miscellaneous

10.1 Residents shall not create any situation wherein their actions or conduct, as determined by the Board, represents an unreasonable nuisance or disturbance to other residents. This includes, but is not limited to, noise, loud music, late night parties, offensive cooking odors, etc. "Quiet Time" shall be between 10:00 p.m. and 7 a.m. each day.

10.2 Townhomes in the Community shall be used only as Townhomes personal residences and shall not be used as business facilities. An owner may use a specifically designated portion of his unit as a home business office, which approval may thereafter be withdrawn or terminated by the Board at any time. Businesses which do not create additional traffic, noise or odor untypical of a residential community, in the opinion of the Board of Directors, shall be given consideration for approval. This rule is not intended to prohibit those business activities which an individual uses their home as a base but is aimed at prohibiting activities which draw the general public to Association grounds.

10.3 Children must be supervised at all times.

10.4 Absolutely no climbing of trees, houses or dumpsters or fences is ever allowed. Any and all damages and injuries are NOT the responsibility of the HOA. Any damages or vandalism to any community property will be charges back to the Owner.

10.4 All leases with the tenants names must be supplied to the property manager. This includes pets that must be registered with the HOA and approved as to weight limit and breed.

10.7 No visible form of antenna, aerial, satellite dish, solar panels, wind turbines, pole or wire for the purpose of receiving or transmitting a signal shall be erected on the exterior of any unit except as is specifically registered with the Board of Directors.

10.8 Holiday decorations may be displayed 30 days prior to the holiday and shall be removed within 14 days following the holiday.

Dues

11.1 Association dues are based upon an annual budget adopted by the Board of Directors. As stated in the recorded documents, dues are payable monthly on or before the first of each month. There is a 10-day grace period. Dues received after the 10th will incur a \$20.00 late fee. Additional remedies are defined in the covenants.

Amendments

12.1 These Rules and Regulations may be changed or added to by resolution of the Board of Directors.

Purpose and Construction

13.1 These Rules are adopted pursuant to the Declaration and Bylaws and are intended to preserve the community's appearance and value and to promote the health, safety, and welfare of its residents. In no event shall these Rules be construed to alter or amend any provisions of the Declaration or Bylaws. In case of any conflict between these Rules and provisions of the Declaration or Bylaws, the provisions of the Declarations or Bylaws shall control.

Procedure for Violations

14.1 Complaints: Complaints of any violation may be presented to the Board or directed to the management company at any time. All complaints shall be made in writing. The Board shall, at its discretion, determine whether or not the complaint shows cause for further proceedings. The Board shall not decide the validity of the complaint at that meeting, but rather shall set it for hearing at a later date, if it finds cause is shown that the defendant has committed or permitted a violation.

14.2 Parties to Violations. Owners shall be responsible for violations committed by their agents or tenants. The Board may proceed against both the owner and the agent or tenant, simultaneously or separately, and actions against one shall not bar action against another.

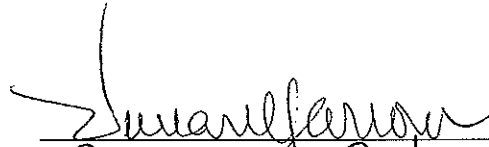
14.3 Fines and Sanctions. Any fine shall be both a personal obligation of the owner or violator or both and an assessment creating a lien which will be recorded against the unit and may be foreclosed. The Board may notify any lender and credit agency of such obligation and lien. Additionally, the Board may bring legal action to enforce the violated provision and to recover the fine. Any violation shall entitle the Board to recover from the owner or violator or both, its reasonable attorneys fees, court costs, and any other collection expenses, regardless of whether litigation is instituted or is successfully concluded.


14.4. Refer to Violation Enforcement Policy for specifics regarding enforcement.

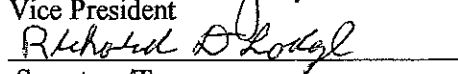
Effective Date

These rules shall apply to any violations occurring after the date of their adoption. The Board shall mail or hand deliver, at its choice, a copy of this rule to each owner or unit.

Adopted this 9 day of June, 2008



President


Vice President


Secretary/Treasurer