



DILLON VALLEY VISTAS

HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

The following Rules and Regulations (the “Rules”) have been created and approved by the Dillon Valley Vistas Homeowners Association (the “Association”) Executive Board (“Board”) in order to protect and enhance the investment of the Members of the Association and contribute to the harmonious and enjoyable living environment of all who reside in the Dillon Valley Vistas Homes (“Owners” or “Residents”).

1. OVERVIEW

A. **Executive Board as Sole Interpreter.** The interpretation of the Rules will be at the sole discretion of the Board.

B. **Failure to Act.** No failure of the Board to insist on the strict adherence to any provision of the Rules shall constitute a waiver of such provision unless such waiver is made in writing by the Board. Nor shall any failure to enforce any provision of the Rules prevent the Board from subsequently exercising any of the rights and remedies found in these Rules for any subsequent breach.

C. **Applicability and Responsibility.**

i. **Applicability.** These Rules shall apply to all Owners, Residents, lessees, family and guests.

ii. **Responsibility.** In all cases, Owners shall be responsible for the activities of their families and guests as well as the activities of their lessees and their families and guests.

iii. **Tenants.** It shall be the further responsibility of Owners who lease their Homes to provide their tenant with a copy of these Rules.

D. **Local, State and Federal Law.** The Rules established by the Association shall not supersede local, state or federal laws and regulations. Civil complaints and violations of local ordinances or state or federal laws shall be pursued through normal legal channels without the involvement of the Association or the Board. Any Owner or resident in violation of

applicable federal, state or local law, ordinance or regulation shall hold the Association and other residents harmless from all fines, penalties, costs, and prosecutions for any violation or noncompliance.

2. LANDSCAPING AND PLANTING. Landscaping is limited to original landscape areas. Any additional landscaping must be approved by the Association.

3. PETS.

A. Owners, and Tenants with permission of the Owner, are permitted to have no more than 2 pets in each Home, including not more than 2 dogs, 2 cats or 1 cat and 1 dog.

B. Dogs must be kept within a home or fenced yard. All exterior pet enclosures must be approved by the Board.

C. Pets must be controlled at all times and all waste picked up and properly disposed.

4. FENCING: Fencing and gate are permitted so long as such fencing: is within the Home's Limited Common Element back yard/patio area; does not exceed a height of 48"; and is the Board approved color, material and design. Gates are not allowed on Declarant installed perimeter fencing.

5. TRASH:

A. Trash must at all times be kept within an enclosed area. Trash should be stored in a suitable receptacle with a tight fitting lid.

B. Garden compost piles are prohibited unless the compost pile is bear proof.

6. WILDLIFE: As a community, the goal is to mitigate wildlife impact. With the exception of bird feeders, feeding, baiting, salting or other means of attracting wildlife is prohibited. Owners are encouraged to visit the following Colorado Department of Wildlife web site to educate themselves as to living with wildlife:

http://wildlife.state.co.us/Education/CoExisting_with_wildlife/CoExist_index.htm.

7. LCE BACKYARDS AND PATIOS: Each Owner will keep Limited Common Element patios and yards in an attractive and clean condition and free from debris and unsightly articles of any kind. The Owner will be responsible for patios snow and ice removal. Lawn furniture and propane gas grills may be used and stored on yards and patios; open fires, chimeneas and charcoal grills are prohibited. Because use of exterior LCE yards and patios may detrimentally affect other Residents, the Board may adopt additional rules for appropriate use and appearance of backyards and patios.

8. **PARKING:** Only licensed motor vehicles with a GVW of 7,500 pounds or less may be parked only on the LCE driveways; no overnight parking is permitted on the any road, shoulder or unpaved portion of the Common Elements. Guest parking is permitted in designated spaces for use by guests of Residents for no more than 48 hours unless authorized by the Board. Recreational vehicles, trailers, boats and may be stored inside a garage or parked in LCE drives, no portion shall extend over or into the Ermine Drive or its drainage pan; no outside storage of such vehicles or other personal property is permitted on any Common Elements. A Resident's Emergency service vehicle is exempt from parking rules as required by Colorado law so long as parking does not obstruct or interfere with the reasonable needs of the other Residents.

9. **COMMON ELEMENT SMOKING RESTRICTIONS:** Smoking is prohibited within the General Common Areas as follows:

A. Common Elements. Smoking is prohibited in all Common Elements including but not limited to parking areas and all other Association land.

10. **MARIJUANA:** Marijuana grow-operations and production of products containing THC are not allowed in any Home or on any portion of the Property.

11. **QUIET HOURS:** All residents will minimize noise from 11:00 p.m. through 6:00 a.m. to avoid disruption to other residents.

12. **POLITICAL SIGNS:** Residents may display political signs in any window of a Unit as follows: one sign per office with a maximum size not greater than 36" x 48"; political signs may be displayed from 45-days before and 7-days after the election.

CERTIFICATION

The undersigned certifies that the foregoing Rules and Regulations were adopted by the Board of Directors of the Association as of the _____ day of _____, 2020.

DILLON VALLEY VISTAS HOMEOWNERS ASSOCIATION

By:
Title: