

Rules and Regulations
Carriage Homes at Stapleton Association
Amended November 1, 2016

The Association's mission is to promote the long term value, harmony and social interaction for the greater good of the Neighborhood. To enable the Association to succeed in its mission, all residents of the Neighborhood must follow these Rules and Regulations. The Board may and shall create new guidelines, rules or regulations, or change an existing guideline, rule or regulation to meet the needs of the Neighborhood.

The purpose of these Rules and Regulations is not to anticipate all acceptable or unacceptable behavior in advance and eliminate all improvements or activities that fall outside of "the norm." In fact, it is expressly intended that the Board have discretion to approve or disapprove items, or to enforce or not enforce technical violations of the Governing Documents, based upon aesthetic or other considerations consistent with the established guidelines. The exercise of discretion in approving or enforcement shall not be construed as a waiver of approval or enforcement rights, nor shall it preclude the Board from taking enforcement action in any appropriate circumstances.

The following shall apply to all property subject to this Charter until such time as they are modified.

1. **General.** The property subject to the Charter shall be used only for residential, recreational, and related purposes (which may include, without limitation, an information center and/or a sales office for any real estate broker retained by the Founder to assist in the sale of property described in Exhibit "A" or "B," offices for any property manager retained by the Association, or business offices for the Founder or the Association) consistent with this Charter and any Supplement.

2. **Restricted Activities.** Unless expressly authorized by, and then subject to such conditions as may be imposed by, the Board, the following activities are prohibited within the Neighborhood:

(a) Parking commercial vehicles or equipment, mobile Homes, recreational vehicles, golf carts, boats and other watercraft, trailers, stored vehicles, or inoperable vehicles in places other than enclosed garages or other locations screened from view of adjacent property in a manner approved by the Board; provided (i) construction, service, and delivery vehicles shall be exempt from this provision during normal business hours for such period of time as is reasonably necessary to provide service or to make a delivery to a Home or the Common Area; and (ii) the parking of a vehicle by an Owner on a street, driveway or guest parking area is permitted if all of the following conditions are satisfied: (A) the vehicle is required to be available at designated periods at the Owner's residence as a condition of the Owner's employment, (B) the vehicle has a gross vehicle weight of ten thousand pounds or less, (C) the Owner is a bona fide member of a voluntary fire department or is employed by an emergency service provider, (D) the vehicle bears an official emblem or other visible designation of the emergency service provider, and (E) parking of the vehicle can be accomplished without obstructing emergency access or interfering with the reasonable needs of other Owners to use streets and driveways within the community;

(b) Any activity that emits foul or obnoxious odors outside the Homes or creates noise or other conditions that tend to disturb the peace or threaten the safety of the occupants of other Homes;

(c) Any activity that violates local, state, or federal laws or regulations; however, the Board shall have no obligation to take enforcement action in the event of a violation;

(d) Pursuing hobbies or other activities that tend to cause an unclean, unhealthy, or untidy condition to exist outside of enclosed structures;

(e) Any noxious or offensive activity, which in the Board's reasonable determination, tends to cause embarrassment, discomfort, annoyance, or nuisance to persons using the Common Area or to the occupants of other Homes;

(f) Using or discharging any radio, loudspeaker, horn, whistle, bell, or other sound device so as to be audible to occupants of other Homes, except alarm devices used exclusively for security purposes;

(g) Using and discharging firecrackers and other fireworks;

(h) Accumulating of rubbish, trash, or garbage except between regular garbage pick ups, and then only in approved containers;

(i) Discharging of firearms; provided, the Board shall have no obligation to take action to prevent or stop such discharge;

(j) On-site storage of fuel, except that a reasonable amount of fuel may be stored in each home for emergency purposes and operation of lawn mowers and similar tools or equipment, and the Association shall be permitted to store fuel for operation of maintenance vehicles, generators, and similar equipment;

(k) Any activities that materially disturb or destroy the vegetation, wildlife, wetlands, or air quality within the Neighborhood or which use excessive amounts of water or which result in unreasonable levels of sound or light pollution;

(l) Converting any carport or garage to finished space for use as an apartment or other integral part of the living area without prior approval pursuant to Chapter 5;

(m) Any modification of any thing, permanently or temporarily, on the outside portions of the Home, whether such portion is improved or unimproved, except in strict compliance with the Governing Documents. This shall include, satellite dishes and antennas, except that:

(i) an antenna designed to receive direct broadcast satellite services, including direct-to-Home satellite services, that are one meter or less in diameter;

(ii) an antenna designed to receive video programming services via multipoint distribution services, including multi-channel multipoint distribution services, instructional

television fixed services, and local multipoint distribution services, that is one meter or less in diameter or diagonal measurement; or

- (iii) an antenna that is designed to receive television broadcast signals;

shall be permitted on Homes, subject to the antenna, satellite dishes and cables from such must be contained within the structure or otherwise screened from public view or placed in the locations that are not exposed to public view to the extent feasible and so long as such placement does not substantially degrade the reception of the signal. Dishes may not be installed on the street side of the building. If an owner wishes to install a dish in a manner contrary to these regulations, they may submit a detailed request for the Board of Directors to consider.

In the event a satellite dish is no longer operable or is no longer in use by the unit resident, it must be removed from the building along with all visible wiring. The unit owner will be responsible for restoring the external building surfaces to their original condition.

3. **Prohibited Conditions.** The following shall be prohibited in the Neighborhood:

- (a) Plants, animals, devices, or other things of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Neighborhood; and

- (b) Structures, equipment, or other items on the exterior portions of a Home which have become rusty, dilapidated, or otherwise fallen into disrepair.

4. **Parking.** The primary parking space for Owners and their family within the Neighborhood shall be in their individual enclosed parking garage associated with each Home. Parking on street, in parking lot or on surface parking shall be for guest and supplemental parking only. Alley parking is prohibited. The use of a garage for storage shall not justify parking outside of the garage.

5. **Trash and Recycling Receptacles/Bins.** All trash and recycling receptacles/bins shall be taken out no sooner than 12 hours prior to appointed pick-up schedule and returned to garages for storage no later than 12 hours after removal to ensure that unsightly, but necessary items such as trash and recycling receptacles are in public view as minimal amount of time as possible for the overall aesthetics of the Neighborhood.

6. **Basketball Hoops.** Residents of the Neighborhood are required to use basketball hoops located in parks, since basketball hoops are prohibited in the alleys or on your driveway apron due to safety issues. By City Ordinance, basketball hoops are prohibited on public streets.

7. **Pet Doors.** Pet doors are not allowed to be installed in individual Home due to the fact there is no enclosed fenced area that maintains the animal and could cause a safety issue and an aesthetic issue.

8. **Window Coverings**— Appropriate window coverings, including but not limited to curtains, drapes, blinds, shades or temporary coverings shall be installed within 90 days of the

purchase of your Home. Unacceptable window coverings include but not limited to bed sheets, tarps, burlap or any other material not specifically designed to act as a window covering.

9. **Deck, Patio and Balcony.** All decks, patios and balconies must have appropriate outdoor furniture. Unacceptable furniture include but not limited to coaches, sofas or any other material not specifically designed to act as outdoor furniture. Decks, Patios and Balconies need to be kept in a neat, orderly appearance and can not be used for storage. Hanging or potted plants are permitted within the deck, patio or balcony as long as they are placed in containers that do not cause water to drain on the siding or into neighboring units.

10. **Holiday Decorations.** Holiday decorations may be placed within individual homeowner's property no earlier than 45 days prior to the holiday and need to be taken down within 45 days following the Holiday. Holiday decorations can not be placed in common areas – to include the landscaped area surrounding the townhome buildings, green space within the neighborhood, tree lawn adjacent to the townhome buildings or sidewalks within the neighborhood and adjacent to the townhome buildings - unless prior approval is received from the Association.

11. **Political Flags and Signs.** The display of the American flag on an Owner's property, in a window on the Owner's Home, or on a balcony adjoining an Owner's Home is permitted provided that: (a) the flag is displayed in a manner consistent with the Federal Flag Code, (b) the Association may reasonably regulate the placement and manner of display; and (c) the Association may regulate the location and size of flags and flagpoles. The display by an Owner of a service flag bearing a star denoting the service of the Owner or a member of the Owner's immediate family in the active or reserve military service during a time of war or armed conflict is permitted provided that: (a) the service flag is located on the inside of a window or door of the Owner's residence, and (b) the Association may reasonably regulate the size and manner of display, but the maximum size allowed shall be no less than 9 by 16 inches. The display of political signs by an Owner on such Owner's property to in a window of such Owner's home is permitted provided that: (a) no such signs may be placed earlier than 45 days prior to the election day involved and need to be taken down no later than seven days following the election; (b) the Association may regulate the size and number of political signs that may be placed on an Owner's property provided that such regulations are no more restrictive than the local political sign ordinance; and (c) if the locality has no political sign ordinance, the Association must permit as least one political sign per political office or ballot issue that is contested in a pending election and the maximum permitted size may not be less than 36 by 48 inches. No political signs shall be located or maintained on any Common Areas.

12. **Temporary Signs.** Temporary signs, to include but not limited to garage/yard sale, slow down, rental, for sale, party and birth announcement, are permitted as long as they are small in nature and are taken down within 30 days after the event has occurred .

13. **Grills on decks and balconies.** Charcoal grills are prohibited on decks or patios per City of Denver ordinance

14. **Landscaping.**

(a) The common area landscaping – to include landscaping within the front yards *and* alleys of the Homes, the green space throughout the Neighborhood and the tree lawns -is an important

unifying element of the Neighborhood. Accordingly, no Owner may alter the nature or character of the landscaping in these areas without obtaining pre-approval from the Association.

(b) No Owner may install improvements or alter grading to adversely affect drainage on any Lot. Each Owner shall maintain all gutters, downspouts and extensions within such Owner's Lot to insure that the gutters and downspouts remain in the down position and are free and clear of all obstructions and debris and that the water flow from such gutters and downspouts is directed away from the foundation and/or slabs on any improvement. No Owner may alter, obstruct or obliterate any drainage swales, pans, easements, or channels located or installed on any Lot or Common Areas

15. **Common Areas.** No personal items may be stored or left in common landscaped areas. This includes, but is not limited to planters, toys, decorative items or any other objects.

16. **Electronic Vehicle Charging Stations.** Unit owners may install electronic vehicle charging stations within their garage. Before beginning installation, plans must be submitted to the Association for approval. Owners must install an individual electrical meter and are responsible for paying all electrical costs. The owner is responsible for using licensed, insured contractors, complying with all building code and acquiring all applicable permits.

17. **Construction.** Construction within units shall be limited to the hours of 8:00 AM to 5:00 PM, Monday through Friday, and 9:00 AM to 5:00 PM on Saturday. No construction is allowed on Sundays. Unit owners are responsible for any cleanup and damage done by contractor(s) or workers engaged by the owner.

18. **Solar Panel Installation.** Solar devices must be approved by the Board of Directors before installation and must comply with the Association's Solar Device Policy and the Owner must sign the Association's Solar Device License and Indemnity Agreement.

19. **Leasing.** All leases must be in writing and a copy sent to the management company. All leases must include the following:

- a. Term shall be for a minimum of 30 days
- b. State that tenants and all occupants of the Home are bound by and obligated to comply with the Governing Documents
- c. The garage is considered part of the unit. The unit must be leased in its entirety.