

## ANTELOPE TRAILS TOWNHOMES

### RULES AND REGULATIONS

REVISED & EFFECTIVE April, 2002

**THESE RULES AND REGULATIONS APPLY TO ALL OWNERS, RENTERS, AND GUESTS.**

#### VEHICLES

1. The maximum speed limit is **10 MPH**. Owners and Residents are liable for guests and/or damages incurred by speeding vehicles.
2. All vehicles must be parked in garages or **marked** parking places.
3. No vehicle belonging to an Owner, Resident, Guest, Tenant, or Employee of an Owner or Resident shall be parked in such a manner as to impede or prevent ready access to another Owner's property.
4. Vehicles are to be operated on paved roads only. Residents and guests are not to park or drive on the grass.
5. Garage doors are to be kept closed. (Except during hot weather to allow for air circulation)
6. Illegally parked vehicles will be towed and stored at the owner's expense and are subject to ticketing and/or fining.
7. No abandoned vehicles shall be stored or parked upon any part of the Property or any street adjoining the Property. If an unused vehicle is not moved within seventy-two (72) hours, it is subject to being towed.
8. Vehicles must have current license plates.
9. **Parking in the fire lanes is prohibited by the Colorado Springs Fire Department as well as these Rules and Regulations. Vehicles infringing on the fire lane may be towed without prior notice. Any perpendicular or angled parking infringes upon the streets which also function as fire lanes, therefore, only parallel parking, in designated parking spaces, is allowed.**
10. Minor repairs or maintenance of personal vehicles is allowed only within the garage. Major repairs are prohibited.
11. Restrictions on vehicles. Our Declarations do not allow any person to store trucks, commercial vehicles, trailers, mobile homes, detached camper units, boats, or similar watercraft within the complex.
12. Parking of all vehicles shall be subject to rules and regulations as may be promulgated and adopted by the Association.

#### PETS

1. Common domestic pets may be permitted in the Townhomes, limited to no more than one (1) dog weighing not more than 50 pounds at maturity; and two (2) cats per Townhome may be permitted. Pets may be prohibited in the sole discretion of the property owner.
2. Owners are responsible for damages to the premises from their pets or those brought into the premises by guests or tenants. Owners will be charged for repairs and/or cleanup costs caused by said pets, and will be fined according to the schedule outlined under ENFORCEMENT, Paragraph 2.
3. Pet Owners shall maintain strict control over their pets and shall prohibit the pets from making loud, disturbing noises or behavior annoying to residents. No pet shall be tied or chained anywhere in the complex. No pet shall be left unattended outside the pet owners Townhome. Noisy dogs are not permitted anywhere in the complex.
4. Pets must be carried or kept on a leash.
5. Pet droppings must be picked up immediately by the pet handlers.

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**TRASH**

1. Trash will be collected twice a week.
2. Trash must be kept inside your Townhome or garage, or placed in the common waste containers provided.
3. Lids of waste containers and doors to waste container enclosures must be kept closed and secure at all times.

**SIGNAGE**

1. No advertising signs shall be erected, placed or permitted to remain on the property, provided however, that a single "for sale" or "for lease" sign, not to exceed four (4) sq. ft.) shall be allowed in a window of a townhouse or directly in front of the unit, as the need for such arises.

**COMMON AREA**

1. No alterations are to be made to the Common Areas without prior written consent of the Board of Directors.
2. No owners or occupant shall plant flowers, plants, gardens, or other shrubbery in the Common Area without prior written consent of the Board of Directors. Nor shall trees, shrubs, or plants be removed from the Common Area without approval from the Board of Directors. Violators will be subject to pay replacement costs.
3. The Common Area is designed for the pleasure and enjoyment of residents and their guests. Bicycles, skateboards, roller blades, etc. are not permitted on the grass.
4. Residents shall not inconvenience other residents in their use of the Common Area

**ARCHITECTURAL CONTROL**

1. In order to maintain the architectural aesthetics of the Association, residents must not alter, adjust or improve the exterior of buildings, projections, or other structures, walls, patios, or other similar construction, (specifically including the alteration or painting and/or staining of the exterior of any residence), without first getting written approval of the Board of Directors. Repainting in the same color does not need approval of the Board of Directors.
2. No exterior of any townhouse shall be decorated by any owner or resident in any manner without prior written consent of the Board of Directors. Holiday decorations are to be put up no sooner than three (3) weeks prior to a holiday and taken down no later than one week after a holiday.
3. One decoration on the front door, one birdfeeder, and one hanging flower basket are permitted to be displayed tastefully. Wind chimes are prohibited.
4. No awnings, window guards, ventilators, fans, or air conditioning devices shall be used about the buildings unless the Board of Directors has granted prior written approval.

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**LEASING OF PROPERTY**

1. **Owners are responsible to provide their tenants with a copy of these rules. It is the Owners responsibility to ensure that their tenants observe the Rules amid Regulations.**
2. **No time-sharing leasing of these Townhomes are permitted.**

**DUES/DELINOUENCIES**

1. **As stated in the recorded documents, dues are payable on or before the first of each month. There is a fifteen (15) day grace period. Dues received after the 15th will incur a \$25.00 late fee.**
2. **Liens will be filed against the property for dues or fines that are 90 days or more in arrears. Liens will also include legal fees associated with this action.**

**MISCELLANEOUS**

1. **Residents, Guests, or Tenants shall not create any situation wherein their actions or conduct, as determined by the Board, represents a nuisance or disturbance to other residents. This includes, but is not limited to vehicle noise, loud music, late night parties, offensive odors, etc.**
2. **No damage to, or waste of the Common Areas or any part thereof, shall be committed by an Owner, Guest, or Tenant. Each Owner shall indemnify and hold the Association and the other Owners harmless against all loss resulting from such damage or waste.**
3. **Flammable fluids, solvents, or toxic materials of any kind shall not be stored in the garage or patio.**
4. **No bicycles, scooters, baby carriages, or similar vehicles or toys, or other personal articles exclusive of planters, outdoor furniture, and barbecues shall be allowed to stand in patios, any of the Common Areas or on lots outside a Townhome.**
5. **No laundry is to be hung outside of any Townhome.**
6. **Each Owner or Resident shall keep his or her Townhome in a good state of preservation and cleanliness.**

**ASSOCIATION'S RIGHTS**

1. **The Board of Directors may temporarily suspend any and all rights of any owner, their family members, guests, invitees and Tenants, for an infraction of any of the provisions of the Declarations, the Articles of Incorporation, By Laws, or any reasonable rule or regulation of the Association.**
2. **The Board of Directors may adopt rules and regulations concerning vehicular traffic in the project as necessary.**
3. **The Board of Directors reserves the right to adopt any reasonable rules and/or regulations concerning the use of the common area as is necessary and prudent for the safety of all residents.**

**MANAGEMENT**

Management is responsible for the enforcement of the Associations Covenants and Restrictions and these Rules and Regulations. It is also the responsibility of Management to carry out the direction of the Board of Directors. **Owners should contact the Management Company directly with questions, concerns or observed violations. These will be brought before the Board of Directors for their review.**

**ENFORCEMENT**

1. The Board of Directors reserves the right to enforce the Declarations, Articles of Incorporation, By Laws, and reasonable Rules and Regulations through itself or its Manager.
2. Upon the first violation, the Board or Management Company will issue a letter or citation of warning stating the possible consequences if the violation is not abated immediately. If a fine is determined by the Board in the manner outlined above to be the appropriate measure in a given circumstance of violation of these rules, the fine shall be as follows:

First Offense:       \$50.00  
Second Offense:     \$100.00  
Third Offense:       \$200.00

The Board will pursue the lien process and the collection of fines, legal and court costs to the full extent allowed by law.

3. Each Owner or Resident of the development who is accused of an infraction of any of these rules, whether or not a fine or other consequence for violation has been explicitly established, shall have the right to a fair hearing at a regularly scheduled meeting of the Board of Directors, at which he or she may present witnesses in his or her favor and otherwise give reason as to why he or she should not be fined or have other action taken against him or her. If the Board decides subsequent to the hearing and so notifies the Owner or Resident in writing of its decision to fine the Owner or Resident, it shall have the authority after 30 days of nonpayment to record a lien in the amount of the fine and associated legal or restoration expenses with the proper legal authorities. Violators of the Rules and Regulations shall be required to pay any legal costs incurred in the attempt to resolve each infraction.
4. Severability: If any of these Rules and Regulations or procedures are found to be unenforceable or contrary to the recorded Declaration or Statutory Law, the remaining Rules and Regulations shall remain in full force and effect.