



Rules and Regulations

This set of Rules and Regulations was designed to provide a cohesive and enjoyable living environment for all who reside in South Fork Ranches Master Homeowners Association. Each ***Homeowner/Tenant, along with family members and guests***, is responsible for being knowledgeable of and in total compliance with the provisions of these Rules and Regulations.

For a more detailed interpretation, please refer to the Declaration of Covenants, Conditions, and Restrictions of South Fork Ranches. For more information, visit: www.SouthForkRanchesHOA.com.

Animals: No animals, livestock, birds, poultry, reptiles or insects, of any kind, shall be raised, bred, kept or boarded in or on the Lots; provided, however, the Owner of each Lot may keep a reasonable number of dogs, cats or other domestic animals which are bona fide household pets, so long as such animals are not kept for any commercial purposes and are not kept in a manner as to create a nuisance to any resident of any Lot

Architectural Review: No Improvements (other than Initial Improvements or Improvements to be erected by a Builder) shall be constructed, erected, placed, planted, applied or installed upon any Lot unless plans and specifications therefor shall have been first submitted to, and approved in writing by the Architectural Review Committee of each Sub Association in accordance with Supplemental Declarations and the Association as provided herein. Said plans and specifications shall show exterior design, height materials, color and location of the Improvements and type of landscaping, fencing, walls, windbreaks and grading plan, as well as such other materials and information that may be required by the Architectural Review Committee of each Sub Association and the Association. All work authorized by the Architectural Review Committee of each Sub Association and the Association shall be completed within the time limits established therefor, if any, but in any event, not later than one year after the approval was granted.

Business and Occupancy Use: The Board shall have the power to promulgate and enforce Design Guidelines, Architectural Guidelines and Rules regarding business and occupancy use restrictions; provided, however, business, trade, professional or commercial Improvements or buildings devoted to business, trade, professional, commercial or public enterprise may be erected or used on any Lot only if the existence or operation of such activity or use is not apparent or detectable by sight, sound or smell from the exterior of the Lot, does not increase traffic or increase the insurance obligation or premium of the Association, and does not violate zoning resolutions.

Design Review: Written Approval from the Design Review Committee of Plans and Design shall be required prior to the commencement of the construction of an initial Improvement of any portion of the Community, or Improvement by a Builder on any portion of the Community. A purchase of any Lot within the Community does not grant any implied guarantee of approval of the Initial Improvement to be located thereon by the Design Review Committee.

Leasing: Upon leasing a Lot, the Owner shall advise the Association of the name and phone number of the tenant, and whether the tenant has the right to use the Common Elements. All leases shall include a provision that the lease is subject to the terms of the Documents. No lease shall be for a term of less than 180 days.

Lot Maintenance: Except for designated Common Areas in the Community, each Owner shall maintain, repair and replace, at their own expense, all portions of their Lot.



Nuisances and Annoyances: No noxious, offensive, dangerous or unsafe activity shall be conducted in or on any Lot, nor shall anything be done, either willfully or negligently, which is an annoyance or nuisance to other Owners or Permitted Users including, but not limited to habitual barking, howling or yelping dogs, the use of exterior spot lights, search lights, speakers, horns, whistles, bells or other light or sound devices.

Trash and Refuse: No refuse, garbage, trash, lumber, grass, shrubs or tree clippings, plant waste, metal, bulk materials, scrap or debris of any kind shall be kept, stored, or allowed to accumulate on any Lot unless placed in a suitable container with an attached lid, or in a dumpster located in a screened, designated garbage area solely for the purpose of garbage pickup. No garbage or trash cans or receptacles shall be maintained in an exposed or unsightly manner.

Unlawful Use of Property: No unlawful use may be made of the Property. Owners and Permitted Users shall comply with, and conform to, all applicable laws and regulations of the United States, the State of Colorado and all other governmental ordinances, rules and regulations. Violations thereof shall be a breach of the Declarations, subject to enforcement by the Association.

Vehicular Parking, Storage, Use and Repairs: No recreational vehicle, including but not limited to, trailers of any kind, campers (including camper shells and motor homes), buses, vans, boats or boat accessories and trucks larger than one ton, self-contained and other motorized recreational vehicles, all-terrain vehicles, any other vehicle clearly designed or designated to be a recreational vehicle, shall be parked, placed, stored or maintained anywhere within the Community unless such parking or storage is within an enclosure such that they are not visible from any other Lot or from the Common Elements or from any street within the Community, except in emergencies or as temporary expedience for loading or unloading. No non-operational or non-licensed motorized vehicle shall be kept or stored on any Lot unless said vehicle is kept or stored in a fully enclosed building. No motorcycles, all-terrain vehicles or other motorized vehicles of any kind may be operated on the Common Elements. No activity such as, but not limited to, maintenance, repair, rebuilding, dismantling, repainting or servicing of any kind of vehicle, trailer or boat, may be performed or conducted on any Lot unless it is done in a manner and location that screens the sight and sound of the activity from the street and from any other Property. Washing and polishing of allowed vehicles is permitted.

Every violation of these "Rules and Regulations" is declared and deemed to be a nuisance. Subject to the rights of reasonable contest, each Homeowner/Tenant shall promptly comply with the provisions of all applicable laws, regulations, and ordinances with respect to the South Fork Ranches Master Homeowners Association without limitations.

Sub Association Rules and Regulations

The South Fork Ranches Master Homeowners Association is a master association which has eleven Sub Associations. Every Lot in South Fork Ranches Master Homeowners Association is also located in and subject to the Declarations and Rules and Regulations of the respective Sub Association.

It is the responsibility of all owner, tenants and guests residing in or visiting in South Fork Ranches Master Homeowners Association and any of the eleven Sub Associations to be informed of and in compliance with the Sub Association Declarations and the Rules and Regulations.
