# EXHIBIT “C”

**Residential Rules and Regulations**

The following restrictions shall apply to all of the Property until such time as they are amended, modified, repealed, or limited pursuant to Article IV of the Declaration.

1. General. - Unit(s) is defined in the Declaration and includes the single family dwellings in Hilltop Pines and Pine Bluffs; also, individual Townhomes in The Townhomes at Pine Bluffs
2. Restricted Activities. The following activities are prohibited within the Property unless expressly authorized by, and then subject to such conditions as may be imposed by, the Board of Directors:
3. The streets within the Pine Bluffs and Hilltop Pines neighborhoods are owned and maintained by the Town of Parker and are under their jurisdiction, subject to Parker Municipal Code. Streets within the Townhomes at Pine Bluffs are privately owned and maintained. Parking of inoperable or abandoned vehicles on public streets or thoroughfares should be reported to the Parker Police. The parking of any vehicles on private streets or thoroughfares, or parking of commercial vehicles or equipment, mobile homes, recreational vehicles, golf carts, boats and other watercraft, trailers, snowmobiles, stored vehicles, or inoperable vehicles in places other than enclosed garages is strictly prohibited. Temporary parking of said vehicles on public roads for loading/unloading purposes is limited to 48 hours per City ordinance. At no time shall a mobile home, recreational vehicle or similar type vehicle be used as a personal dwelling while parked at a residence. Construction, service, and delivery vehicles shall be exempt from this provision during daylight hours for such period of time as is reasonably necessary to provide service or to make a delivery to a Unit or the Common Area;
4. Raising, breeding, or keeping animals, livestock, or poultry of any kind, except that a total of no more than three dogs, cats, or other usual and common household pets may be permitted in a Unit; provided, those pets which are permitted to roam free, or, in the sole discretion of the Board, make objectionable noise, disturb wildlife, cause a negative impact on the quality of life in Pine Bluffs, endanger the health or safety of, or constitute a nuisance or inconvenience to the occupants of other Units shall be removed upon request of the Board. If the pet owner fails to honor such request, the Board may remove the pet. Dogs shall be kept on a leash or otherwise confined in a manner acceptable to the Board whenever outside the dwelling. Pets shall be registered, licensed, and inoculated as required by law;
5. Any activity which emits foul or obnoxious odors outside the Unit or creates noise or other conditions which tend to disturb the peace or threaten the safety of the occupants of other Units;
6. Any activity which violates local, state, or federal laws or regulations; provided, the Board or Management Company shall have no obligation to take enforcement action in the event of a violation;
7. Pursuit of hobbies or other activities which tend to cause an unclean, unhealthy, or untidy condition to exist outside of enclosed structures on the Unit;
8. Any noxious or offensive activity which in the reasonable determination of the Board tends to cause embarrassment, discomfort, annoyance, or nuisance to persons using the Common Area or to the occupants of other Units;
9. Outside burning of trash, leaves, debris, or other materials; with the exception of small recreational fires contained in metal/steel fire pits with flame lengths not in excess of two feet per Douglas County Fire Code, the residential use of charcoal grills, tiki torches, fires in chimineas or other portable fireplaces or patio fire pits, so long as said fires are supervised by a responsible person at least 18 years of age and follow Douglas County Fire Restrictions, State, County and City ordinances;
10. Repeated use or discharge of any radio, loudspeaker, horn, whistle, bell, or other sound device so as to be audible to occupants from the interior of the Units and create a nuisance, except alarm devices used exclusively for security purposes;
11. Use and discharge of firecrackers and other fireworks at any time of year;
12. Dumping grass clippings, leaves, or other debris, petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage ditch, stream, pond, or lake, or elsewhere within private or HOA designated property, except that fertilizers may be applied to landscaping on Units provided care is taken to minimize runoff;
13. Accumulation of rubbish, trash, or garbage except between regular garbage pick ups, and then only in approved containers. Trash containers must be stored in the garage of the Unit or along the side of the Unit in a reasonable and tidy manner, not readily seen from the street in front of the Unit; bin lids must remain closed when stored on the exterior of the Unit. Trash totes must be stored within 24 hours of pick up and may not be put on the curb prior to the night before pick up;
14. Obstruction or rechanneling drainage flows after location and installation of drainage swales, storm sewers, or storm drains, except that the Association shall have such right; provided, the exercise of such right shall not materially diminish the value of or unreasonably interfere with the use of any Unit without the Owner’s consent;
15. See Leasing Resolution
16. Discharge of firearms; provided, the Board shall have no obligation to take action to prevent or stop such discharge;
17. On-site storage of gasoline, heating, or other fuels, except that a reasonable amount of fuel may be stored on each Unit for emergency purposes, gas grills 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. This provision shall not apply to any underground fuel tank authorized pursuant to Article V;
18. Any business, trade, garage sale, yard sale (excluding HOA published community yard sales), moving sale, rummage sale, or similar activity, except that an Owner or occupant residing in a Unit may conduct business activities within the Unit so long as: (i) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the Unit; (ii) the business activity conforms to all zoning requirements for the Property; (iii) the business activity does not have employees or independent contractors working in the Unit; (iv) the business activity does not involve door-to-door solicitation of residents of the Property; (v) the business activity does not, in the Board’s reasonable judgment, generate a level of vehicular or pedestrian traffic or a number of vehicles being parked within the Property which is noticeably greater than that which is typical of Units in which no business activity is being conducted; and (vi) the business activity is consistent with the residential character of the community and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents within the Property, as may be determined in the sole discretion of the Board.

The terms “business” and “trade,” as used in this provision, shall be construed to have their ordinary, generally accepted meanings and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider’s family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part-time, (ii) such activity is intended to or does generate a profit, or (iii) a license is required.

Leasing of a Unit shall not be considered a business or trade within the meaning of this subsection.

1. Capturing, trapping, or killing of wildlife within the Property, except in circumstances posing an imminent threat to the safety of persons using the Property, and except for extermination of pests and rodents within a Unit;
2. Any activities which materially disturb or destroy the vegetation, wildlife, wetlands, or air quality within the Property or which use excessive amounts of water or which result in unreasonable levels of sound or light pollution;
3. Conversion of any carport or garage to finished space for use as an apartment or other integral part of the living area on any Unit without prior approval pursuant to Article V;
4. Operation of motorized vehicles including electronic bikes, scooters, carts, etc. on pathways or trails Maintained by the Association; Except ADA compliant equipment; and
5. Any construction, erection, placement, or modification of anything, permanently or temporarily, on the outside portions of the Unit, whether such portion is improved or unimproved, except in strict compliance with this section and the provisions of Article V, Declarations of Covenants, Conditions And Restrictions. This shall include, without limitation, mail boxes, clotheslines (Retractable clothes lines are allowed, compliant with CCIOA guidelines, and must be retracted when not in use), woodpiles, above-ground and in-ground swimming pools, docks, piers and similar structures, hedges, and walls. Any play equipment temporarily used on sidewalks or walking paths shall be attended at all times so as not to present an undue hazard to pedestrian traffic. Unattended apparatus that present a hazard or obstruction to pedestrian traffic are a violation of Parker Municipal Code chapter 10.01.050. The affected party or parties are within their rights to call the authorities as applicable. Residents will store, as applicable, unused sports and play equipment in the dwelling or along the side of the unit in a tidy and reasonable manner consistent with maintaining the beauty of the community for all residents (e.g. lacrosse nets, soccer goals, etc.)

Allowed Items: Subject to Design Review Committee Approval Process & Article V Declarations of Covenants, Conditions And Restrictions

Semi-permanent Basketball Hoops

Swing Sets and Play Stations

Trampolines

Sheds

Shades/Awnings

Stand Alone Flag Poles- Subject to Parker Municipal Code chapters 10.13 & 13.09. See specific regulations on Flags in Rule 6 below.

Outdoor Weather Stations/Outdoor Antennas

Signs- Subject to CCIOA regulations, State, County and City ordinance (Parker Municipal Code chapters 10.13 & 13.09). See specific regulations on Signs in Rule 6 below. This guidance does NOT regulate content/message. Article V: Declarations of Covenants, Conditions And Restrictions and DRC approval relates only to materials and design standards consistent with HOA community standards.

1. Prohibited Conditions. The following shall be prohibited within the Property:
2. 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 Property;
3. Structures, equipment, or other items on the exterior portions of a Unit which have become rusty, dilapidated, or otherwise fallen into disrepair, and structures or equipment that have been added to the exterior of the unit due to repair, improvement or update must not be left in an unfinished condition but painted/finished to match the existing home color schemes (e.g. roof vents, radon plumbing, gutters, etc.);
4. Sprinkler or irrigation systems or wells of any type which draw upon water from lakes, creeks, streams, rivers, ponds, wetlands, canals, or other ground or surface waters within the Property, except that the Association shall have the right to draw water from such sources; and
5. Satellite dishes, antennas, and similar devices for the transmission of television, radio, satellite, or other signals of any kind, except that the Association shall have the right, without obligation, to erect or install and Maintain any such apparatus for the benefit of all or a portion of the Property. However, (i) antennas or satellite dishes designed to receive direct broadcast satellite service which are one meter or less in diameter; (ii) antennas or satellite dishes designed to receive video programming services via multi-point distribution services which are one meter or less in diameter or diagonal measurement; or (iii) antennas or satellite dishes designed to receive television broadcast signals ((i), (ii), and (iii), collectively, “Permitted Devices”) may be installed by Owners per FCC guidelines, *provided that* any such Permitted Device is placed in the least conspicuous location on the Unit at which an acceptable quality signal can be received. The preferred location would be in the back or along the side of the Unit, and not mounted on the roof of the Unit.
6. Holiday lights and decorations except that temporary holiday lights and decorations may be placed on the Lot up to 30 days prior to any national, local or religious holiday and must be removed no later than 30 days after the holiday. Holiday lighting and decorations must otherwise comply with local ordinances and regulations and must not create a nuisance.
7. Leasing of Units. See: Resolution For Leasing and Short Term Rentals dated September 2, 2017, on website.
8. Pool Rules. See: Pool Rules and COVID Pool Rules, on website.
9. Signs and Flags. Pursuant to C.R.S. §38-33.3-106.5, which supersedes any provisions of the Declaration to the contrary, flags and signs shall be permitted within the Lot boundaries as follows:
   1. For purposes of this rule, a “Sign” is a display, such as a lettered board, for public view; a “Flag” is a piece of cloth or similar material, typically rectangular, oblong, or square, attachable by one edge to a pole or rope, with a distinctive design; and “Commercial” pertains to the exchange or buying and selling of commodities and/or intending to make a profit.
   2. Signs may not exceed 24” x 36”.
   3. Flags may not exceed 3’ x 5’.
   4. No more than one Sign and one Flag may be displayed on a Lot.
   5. All Signs and Flags shall be professionally manufactured and lettered. No handwritten signs or flags shall be allowed.
   6. All Signs and Flags must be maintained in good condition, free from fading, fraying, and may not be torn or ripped.
   7. Signs and Flags may be displayed within the boundaries of an Owner’s Lot. Signs and Flags may not be displayed on the Common Areas unless approved by the Association, such as with a community garage sale.
   8. Flags may be installed on flagpoles subject to the following regulations:
      1. Flags may be mounted on the house by the garage or front entry at the ground level only. Flags installed in this manner do not need prior written Design Review Committee approval.
      2. Freestanding flagpoles may not be installed without the prior written approval of the Design Review Committee.
      3. Freestanding flagpoles must be of an internal halyard design. Internal halyard flagpoles have a neat, finished appearance because the halyard is hidden inside the pole. The pole is equipped with a door that allows access to the halyard to raise and lower the flag. For security, some internal halyard flagpoles have a lock on the access door to help prevent vandalism and theft. Further, this design helps to mitigate the noise crated by banging ropes and hardware on windy days, thereby respecting our neighbors.
      4. Freestanding flagpoles may not exceed 20’ in height.
      5. Permanent freestanding flagpoles are approved on a Lot specific basis as determined by the Design Review Committee.
      6. All flagpole installations are subject to Parker municipal code and any additional content-neutral restrictions as determined by the Design Review Committee, considering the aesthetics of the Pine Bluffs Community.
   9. No Signs or Flags bearing Commercial messages may be displayed in the community other than one (1) “For Sale” or “For Rent” sign installed in a location permitted by the Design Review Committee.
10. Enforcement. The Rules and Regulations shall be enforced pursuant to the Association’s Covenant and Rule Enforcement Policy.

**Rule # 6 regarding flags and signs was updated by the Board of Directors to comply with recent updates to the Colorado Common Interest Ownership Act (“the Act”). The sole reason the Board adopted the changes in Rule #6 was to comply with the Act.** The undersigned, being the President of the Pine Bluff Community Association, Inc., certifies that Rule #6 was adopted by the Board of Directors on \_Sept. 23rd, 2021, pursuant to Section 3.15 of the Bylaws.

**Pine Bluffs Community Association, Inc.**

a Colorado nonprofit corporation



By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Its: President