

SPRUCE MEADOWS HOMEOWNERS' ASSOCIATION

HOUSE RULES

The following House Rules have been developed to ensure harmonious living within Spruce Meadows. All present and future owners, tenants and occupants of any home within Spruce Meadows are subject to these rules. Any person who purchases, leases, rents or occupies any unit thereby agrees to abide by the covenants, conditions and restrictions as set forth in the Declarations, Bylaws and these House Rules. These house rules are a synopsis of the occupancy and use restrictions found in the declaration for the homeowners' association.

RESIDENCE AND USE RESTRICTIONS

All residences shall be used exclusively for single family residential purposes except for home professional pursuits not requiring regular visits from the public or unreasonable levels of mail, shipping, trash, or storage, provided that there exists no external evidence thereof. A single family residence is defined as a single housekeeping unit, operating on a non-profit, non-commercial basis between its occupants, cooking and eating with a common kitchen and dining area.

A unit owner may lease their unit, but such lease arrangement must be in writing, must be for a term of more than sixty (60) days, must comply with the terms of the Association governing documents, must not be for transient or hotel purposes, must provide that the failure to comply in all respects with the Association governing documents shall be a default under the terms of the lease, and must be approved by the Board of Directors.

PARKING AND RECREATIONAL VEHICLES

Camper, boats, motor homes, all terrain vehicles, etc. are allowed to be parked in driveways during the period of May 1 through September 30. If they are parked in the driveways at any other time, the Association may impose a fine against the Lot Owner (\$25 per day).

No wrecked, inoperative, vandalized, or otherwise derelict appearing automobiles shall be kept, placed, stored or maintained any where within sight.

No large commercial van, business related vehicle (e.g. dump trucks), heavy equipment such as bulldozers and road graders may be kept on any Lot or street.

At no time will vehicles be parked or driven on lawns, private or common. Residents and their visitors will take care when driving through the neighborhood to avoid cutting corners or backing into grass areas.

NUISANCES

No noxious or offensive activities shall be carried on any where within the community, nor shall anything be done therein which might be, or may become, an annoyance or nuisance to the community.

Lot Owners shall contain or control their animals to the extent necessary to prevent their becoming a nuisance to other Lot Owners, including, but not limited to, barking. The Association shall have the right to prohibit maintenance of any animal which constitutes, in the opinion of the Board of Directors, a nuisance to any other owner.

Motorcycles, motor bikes and automobiles shall have operable mufflers.

Motorcycles, loud vehicles, vehicle music should be maintained to a minimum while entering or exiting community.

Off road use of snow machines, three wheelers or four wheelers, all terrain vehicles or motorcycles within the Common Elements is expressly prohibited, per these rules and Municipal ordinances.

No violent, physical activities (boxing, wrestling, etc) on common property.

PETS

No animals, livestock, or poultry of any kind shall be raised, bred, or kept in any unit, except domestic dogs, cats, or other normal household pets, provided that they are not kept, bred, or maintained for commercial purposes or in unreasonable quantities (no more than three (3) dogs or three (3) cats may be maintained on a Lot).

No pet shall be allowed to run freely or trespass on private property. All pets shall be chained, fenced or otherwise restrained at all times. The Association will strictly enforce the Municipal "Leash Law".

Pets shall be cleaned up after immediately. Fines will be levied for failure to clean up immediately after pets.

EXTERIOR

No exterior modifications, changes, additions, etc may be completed without prior review by the Board of Directors. This process takes a **minimum** of ten (10) days and a maximum of 45 days. Homeowners will be responsible for all costs incurred to correct any unapproved modification, change, addition, etc.

There shall be no exterior storage of any items, including trash cans, visible from the street.

Trash, garbage, refuse, or other waste shall be disposed of through a designated container. No owner shall permit or cause any trash, garbage, refuse, or other waste to be disposed of on any portion of the Property. Trash should be set out no sooner than the evening before pick-up day, and trash containers shall be put away (out of sight) no later than the evening of pick-up day.

Parents will be held responsible for the actions of their children, basketball hoops, and other sports activities. Children should be advised to promptly yield to traffic, and to avoid hitting vehicles, homes, gardens, etc with balls.

No signs of any kind shall be displayed to the public except one sign of not more than five (5) square feet advertising a unit for sale or rent. Yard signs and political signs are not permitted. Garage sale signs shall be removed promptly.

Proper window coverings must be used (no blankets, sheets, flags, foil, etc).

Residents are responsible for the proper maintenance of their yards (mowing, fertilizing, watering, etc). Yard maintenance will be strictly monitored and enforced.

Residents will maintain two (2) five foot tall trees on each lot. Dead trees will be replaced by live trees. Trees can be "moose protected" with *Plant Skyd* (see local nursery).

PREVENTATIVE & EMERGENCY

Any person authorized by the Board of Directors shall have the right of access to all portions of the Property for the purpose of correcting any condition threatening a unit or the common areas.

In cases of emergencies, no request or notice is required for entry and such right of entry shall be immediate, whether or not the unit owner is present at the time.

VIOLATIONS

The Board of Directors reserves the power to establish, make and enforce compliance with such additional rules and regulations as may be necessary, with the right to amend the same from time to time, and to impose reasonable fines for infractions of all rules and regulations.

On March 8, 2006, the Board of Directors adopted the following schedule of fines for violations: First violation \$75.00; second violation \$150.00; third violation \$300. If the violation continues, the Board of Directors may seek injunctive relief by legal action, the cost of which will be billed back to the unit owner involved.

On September 4, 2018, the Board of Directors adopted the authority to establish a \$50 fine should an owner fail to submit a proxy if they choose not to attend the annual owners meeting.

The application of terms in the above shall be interpreted by the Board of Directors as that which a reasonable person, under reasonable circumstances, would normally interpret the application of terms to be.

Adopted: March 8, 2006

Revised: September 4, 2018