

## Eagleridge Estates Homeowners Association (HOA)

### ➔ Summary of Selected HOA Rules ←

(For further & expanded HOA rules, see “Declaration of Conditions, Covenants, Restrictions and Easements for Eagleridge Estates”)

---

Your HOA Executive Board (hereinafter “Board”) has authored this ‘Summary of *Selected HOA Rules*’ to assist you, as a homeowner in Eagleridge Estates, to know, understand and comply with the HOA covenants (hereinafter “Rules”) you agreed to abide by when you purchased or rented your property. *As an HOA member you are legally responsible for compliance with ALL of the Rules detailed in the Declaration of Conditions, Covenants, Restrictions and Easements for Eagleridge Estates (hereinafter “CC&Rs”).* References below to Articles & Sections are to the articles & sections in the CC&Rs from which the summary was taken (*Please note, Article IV in the CC&Rs was mistakenly labeled “Article IX” therein; the references below have been corrected to reflect Article IV*).

Wherever the word "owner" appears in this document, it includes any and all owners, tenants and occupants, and all Rules herein apply to each. Owners are responsible for tenants’ and occupants’ actions or misconduct and adherence to these Rules. Each owner will be responsible for providing tenants with a current copy of this document.

*CC&R rules & regulations must be consistent with State and Federal law. The Board made a good faith effort to insure the CC&Rs were in compliance with applicable law when implemented. If current law is in conflict with either document in any area, the language least restrictive to the HOA member will apply.*

#### **ARCHITECTURAL REQUIREMENTS:**

- FENCES: All fences must be of rough cedar, block, brick or vinyl and be no more than six feet high. (Article III, Section 310. Fences)
- ROOFS: Roof composition & color must be approved by the Board, or Committee thereof, as further delineated in the CC&Rs. (Article III, Section 305. Roofs)
- ACCESSORY STRUCTURES:
  - Accessory buildings, sheds and other structures must be the same colors and harmonize in appearance with the home on the same Lot. (Article III, Section 306. Accessory Building (Sheds))
  - No accessory building, trailer, tents or other similar temporary quarters may be used for living purposes. (Article III, Section 202. Structures)

## **LANDSCAPING:**

- Within six months after a dwelling is occupied, all yards/open spaces must be landscaped and maintained. (Article IV, Section 408. Landscaping)
- Ground level, slope, pitch or drainage patterns of any Lot as finished can't be changed without approval of the Board, or Committee thereof. (Article IV, Section 411. Grading Patterns)
- All yards and opens spaces of each Lot where no dwelling has been constructed must be kept free from plants and weeds. (Article IV, Section 409. Weeds)
- Vacant Lots where dwellings have yet to be constructed must be kept mowed, pruned, and cleared of unsightly brush or other trash, as required to control weeds, insects and fire hazards. (Article IV, Section 409, Weeds and Section 410. Mowing & Pruning)

## **APPEARANCE OF PROPERTY:**

- The exterior of your home, other structures, fences, lawns, landscaping, walks and driveways must be kept in good condition, and repairs made when necessary. (Article III, Section 308. Owner Maintenance and Article IV, Section 401. Buildings & Grounds Conditions)
- Garage doors must be kept closed when not in use. (Article IV, Section 402. Garage Doors)
- Maintenance equipment (lawn mowers, trimmers, etc.) must not be stored outside of an enclosed structure. (Article IV, Section 403. Maintenance Equipment)
- Outdoor clothesline poles and clotheslines must be placed so not visible from neighboring property or adjacent streets. (Article IV, Section 404. Clotheslines)
- Trash and rubbish cans/containers, will not be stored, accumulated or placed outside of a dwelling as to be visible from any neighboring property or adjoining street, except during refuse collection. (Article IV, Section 405. Refuse)
- Display of signs on a Lot is limited as specified in the CC&Rs and/or by Colorado State law. (Article IV, Section 416. Signs)

## **VEHICLES/TRAILERS:**

- No boats, trailers, campers, commercial tractors, mobile homes, motor homes, towed trailer units, or trucks (except pickup trucks) may be parked on any Lot except as garaged or appropriately screened. (Article IV, Section 413. Trailers, Campers, etc.)
- No junk or partially wrecked vehicles may be parked on any street or Lot except in an enclosed garage. All vehicles must be properly licensed or registered. (Article IV, Section 414. Junk Cars)
- No maintenance, servicing, repair, dismantling, sanding or repainting of any type of vehicle, boat, machine or device may be carried on except within an enclosed garage. (Article IV, Section 415. Vehicle Repairs)

**PETS:**

- No animals except domesticated birds, fish and other small domestic animals permanently confined indoors, AND no more than two domestic dogs or cats will be maintained in or on any Lot, and only if kept as pets. (Article IV, Section 412. Animals)
- No animals will be kept, bred or maintained for commercial purposes. (Article IV, Section 412. Animals)

**BUSINESS ON PREMISES:**

- All Lots and building sites in Eagle Ridge Estates must be used only for private residential purposes. (Article III, Section 201. Property Users)
- No business, profession or other activity will be operated on or within any Lot without approval of the Board, or Committee thereof. (Article III, Section 201. Property Uses)

**NOISE/NUISANCES:**

- No noxious or offensive activity will be carried on upon any Lot, nor anything done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. (Article IV, Section 406. Nuisances)
- No exterior speakers, horns, whistles, bells or other sound devices except security devices can be placed on structures or within Lots. (Article IV, Section 407. Sound Devices)