

**COLUMBINE KNOLLS SOUTH/ESTATES HOA
CONSOLIDATED COVENANT RULES AND REGULATIONS
(HOA Board Approved as Amended 05/14/11)**

These Consolidated Covenant Rules and Regulations provide administrative and enforcement provisions and supplemental information as provided for in paragraph F-2 of the Columbine Knolls South/Estates Consolidated Protective Covenants. As such, they carry the full force and effect of the Covenants themselves. They are applicable to both homeowners and tenants of rental properties. Paragraph numbers on the left margin refer to like numbered parts of the Consolidated Protective Covenants.

C-1 LAND USE AND BUILDING TYPE

Storage Sheds - All storage sheds require application to, and approval by, the CKS/E Architectural Control Committee (ACC) prior to the start of construction. The Homeowner's Project Request Forms are printed in this directory and on the HOA web site, www.cksearchives.org. All storage sheds require a zoning review and permit by the Jefferson County Zoning Department. Storage sheds require approval of a Jefferson County Miscellaneous Permit Application. A copy of the Miscellaneous Permit should be included with the Homeowner's Project Request Forms. ACC General Storage Shed Regulations:

1. Storage sheds must not be located in existing easements or within any of the lot setback areas unless a waiver has been granted by Jefferson County. A copy of the waiver must be included with the homeowner's project request.
2. Storage sheds must not be larger than 120 square feet (maximum of ten feet wide and 12 feet long) or ten feet tall.
3. Storage sheds must be the same color as the primary house color.
4. Storage sheds must have the same roofing material as the main house.
5. Existing storage sheds that currently do not have the same roofing material as the primary residence must be brought into compliance (same roofing material and color as primary residence) either when the existing roofing on the primary residence is replaced or when the residence is sold.
6. Only one storage shed is allowed on a homeowner's property.
7. Canvas or tent structures are not allowed for storage sheds.
8. Plastic or metal storage sheds will only be allowed if they are roofed with the same roofing material and painted the same color(s) as the primary residence.

Detached Structures/Garages - The minimum criteria set by the Board and the ACC are as follows:

1. The detached structure/garage can be no larger than 525 square feet.
2. The detached structure/garage must not be more than 10 feet from the original/existing residence.
3. The detached structure/garage cannot exceed one (1) story in height.
4. The detached structure/garage must have the same pitch roof as the existing residence and the roofing material must match the primary residence.
5. The exterior of the detached structure/garage must be constructed, trimmed, shingled, and painted to match the existing residence.

6. The detached structure/garage must have the same percentage of brick veneer as the original residence.
7. The detached structure/garage must have a breezeway connecting the original residence with the detached structure/garage. Additionally, this breezeway must be at least six (6) feet in width and have the same roof structure with matching roof material as the primary residence.
8. The detached structure/garage must be of the same architectural style as the existing residence and must conform to the architectural design of the neighborhood.
9. The property owner must submit the completed Homeowner's Project Request Forms including a detailed set of engineering drawings in compliance with Items 1 through 8 above, complete with all necessary Jefferson County approvals/permits, to the ACC at least 45 (forty-five) days prior to the date when approval is needed.
10. The property owner must have written approval from the ACC prior to any construction of a detached structure/garage.
11. The ACC will review all proposals for detached structures/garages and approve or disapprove the request in writing.

Homeowners should realize that many lots in CKS/E cannot physically and architecturally accommodate a detached structure/garage.

Xeriscape Landscaping - The CKS/E HOA's Covenants contain an implied requirement that homeowners maintain their grounds and property in such a manner that they not detract from the value of other neighborhood property. The Colorado State Legislature has passed legislation that prohibits homeowner associations from limiting the use of xeriscape landscaping on members' property. The association can regulate the use of things like concrete, asphalt, rock and turf since they are not considered xeriscape materials. While the CKS/E HOA supports that policy, it still has an obligation to its members to preserve the harmony of appearance of grounds and property.

To that end, ACC approval is required, before the fact, for xeriscape landscaping designs, redesigns, or alterations. Homeowner's Project Request Forms must be submitted for the proposed xeriscape landscaping. No additional burdens may be imposed on proposed xeriscape landscaping plans. However, the criteria for approval must remain consistent with the criteria for colors, patterns, designs, or textures cited elsewhere in these Rules and Regulations; specifically, "Approval requires an appearance where the attention of the casual observer will not be drawn to the landscaping as a result of the disharmony it creates with its surroundings."

Watering Restrictions - Homeowners must adequately water all landscapes, including xeriscapes, unless water restrictions are in place. Upon the lifting of water restrictions, the Board/ACC will give residents a reasonable period of time to revive turf grass. If the turf grass cannot be revived, the homeowner must replace the turf grass.

C-2 ARCHITECTURAL CONTROL

House Painting and Siding - If you plan to paint or replace siding on your house, you must submit a completed copy of the three-page Homeowner's Project Request Forms to the ACC. Sample paint chips are small and may not represent the full effect of what colors will look

like when painted over a large area. The homeowner must provide an actual large paint sample or paint samples from the exact color paint on the side of the house for the ACC to view. You must keep the interests of architectural harmony in mind when making color selections and exercise some caution with color changes.

The neighborhood has historically used subtle tones to achieve harmony for homes and structures. To maintain that harmony, paint colors, siding and trim should blend in appearance with roofing and masonry. Therefore, approval of colors (as provided for in the Covenants) shall require an appearance where the attention of the casual observer will not be drawn to new or changed colors as a result of any disharmony with surroundings.

Building Permits/Easement Waivers - The ACC requires that you submit copies of permits and/or easement waivers for projects that Jefferson County requires. Permits are required for new structures or additions, storage sheds and replacement roofs. Other required permits include (but are not limited to) a patio/deck permit for new or old patios/decks, a fence permit for new or old fence replacement, a grading permit, a miscellaneous permit for solar panels and a landscaping permit. If a permit is required by Jefferson County and a copy of the permit is not included with the Project Request Forms, the project will be approved contingent on the homeowner providing a County permit to the ACC when it is obtained or it may be disapproved.

C-5 NUSIANCES

Animal Control - Homeowners are directed to call Jefferson County Animal Control with complaints. In consideration of the neighbors and neighborhood, homeowners are asked to take care of barking dogs, keep animals on leashes, and clean up after their pets.

General - Many Covenant violations can be considered a nuisance when they become an annoyance to the neighborhood and detract from the residential value and look of the area. Examples of violations in this category include (but are not limited to) recreational vehicles, commercial vehicles, trailers, trash containers left visible, trash piles, seldom used or abandoned vehicles, barking dogs, portable storage units, certain home businesses, dead/dying trees, sinking/cracking concrete, poor paint condition, broken windows, torn screens, weeds in yard and/or rocks, dead/dying yards, etc.

Perimeter Fences - The fences bordering all six sides of the subdivision (Ken Caryl, Wadsworth, S. Pierce, Chatfield, Upham and the properties bordering the shopping center land at Wadsworth and Chatfield) are the sole responsibility of each homeowner whose home backs up to the perimeter. The five hundred feet of fence along S. Yarrow Street is the CKS/E HOA's responsibility. All perimeter fencing must be maintained using 6-foot cedar dog-eared pickets as this fencing designates the perimeter of our community. The only exception is the fencing along W. Ken Caryl Avenue which is 8-foot sound buffer fencing installed and maintained by Jefferson County. CKS/E HOA maintains the brick pillars on the perimeter fences. Each homeowner must ensure that his/her fence is kept in good repair.

C-6 MOTOR/RECREATIONAL/COMMERCIAL/OVERSIZED VEHICLES

Vehicle Parking and Commercial Vehicles - The visual impact it has on visitors and residents is affected by the homeowner's parking practices. All homeowners are urged to look at their homes with a critical eye. Do you have vehicles parked on or off-street that are rarely or never used? Does their condition reflect negatively on the quality of the neighborhood? Consider these points when making decisions about vehicle ownership and parking arrangements. Where we park and what we park by our homes has an impact on how visitors and residents view our community. The following restrictions on vehicle parking must apply:

1. All vehicles in a residential area must be licensed and operational or stored in a structure.
2. If you believe a vehicle has been abandoned, contact the Jefferson County Sheriff. The Sheriff can tag the vehicle, ordering it to be removed within 72 hours. After 72 hours, a vehicle is considered abandoned and may be towed by the Sheriff's Department.
3. A major motor vehicle (wider than 8 feet and longer than 25 feet) is prohibited from parking in a residential area except for loading/unloading and other immediate use.

State law provides that certain EMERGENCY vehicles must be allowed to park in driveways and on streets. The ACC will allow the parking of EMERGENCY vehicles that qualify under this provision:

1. The vehicle must be required by the homeowner's employer as a condition of employment and the homeowner must provide a letter stating such from the employer.
2. The vehicle must weigh less than ten thousand pounds.
3. The owner or operator must be a member of a fire department OR is employed by an emergency service provider who provides emergency fire fighting, law enforcement, ambulance, or medical services.
4. The vehicle has some visible emblem or marking designating it as an emergency vehicle.
5. The parked vehicle does not block emergency access or prevent other owners from using the streets.

The parking of commercial vehicles by residents in driveways or on streets at night or on weekends is prohibited. Commercial vehicles can range in size from an SUV, company pickup truck, small vans and larger vehicles with company lettering or logos. The ACC will allow the night and weekend parking of company pickup trucks or small vans if the company lettering/logos are totally covered with a magnetic sheet material matching the color of the vehicle. All company equipment, such as ladders, pumps, racks, etc. must be removed from the vehicle when parked at any residence.

C-6 MOTOR/RECREATIONAL/COMMERCIAL/OVERSIZED VEHICLES

Storage - Recreational vehicles, campers, campers on/off a vehicle, boats, mobile homes, horse trailers or other trailers, tractors, motor homes, commercial vehicles and large trucks by their nature, size, and shape, offer an image and appearance that contrasts with the architecture and the setting of our neighborhood surroundings. That fact was recognized when the original developers designed the Official Development Plans (ODPs) for CKS/E homes built in the 1970s

and later. The ODPs specifically addressed these vehicles and required that, if stored in the neighborhood, they be “totally screened” from public view.

The ODPs were then registered with and enforced by Jefferson County. The subsequent Protective Covenants, also written by the developers, carried this responsibility forward for implementation and enforcement by the CKS/E HOA where it remains today. Our Covenants with their Rules and Regulations are completely independent of Jefferson County Planning and Zoning requirements, and Jefferson County approval does not constitute CKS/E HOA approval.

The Covenants require prior ACC approval of all vehicle-screening plans. The courts have confirmed this language and this process in previous findings. Six-foot fences are provided for in the ODPs, and they have historically served as adequate screening to the limits of their height of six feet, but clearly don’t address “total screening” above that height. Thus, the Board has been made responsible for enforcing the “totally screened” requirement found in the ODPs, the Covenants, and in court findings.

To facilitate enforcement of the “totally screened” requirement, the Board of Directors approved a resolution on March 8, 2007, which establishes a clear ruling regarding the definition of “totally screened” and “acceptable screening”. A copy of that resolution is included on the next page.

RESOLUTION
OF THE
COLUMBINE KNOLLS SOUTH/ESTATES HOMEOWNERS' ASSOCIATION
REGARDING DEFINITION OF "SCREENED FROM VIEW"

SUBJECT: Clarifying the term of "Totally screened from public view in such a way as not be a public nuisance in the Opinion of the ACC" as used in Section C-6 of the Amended, Restated and Consolidated Protective Covenants for Columbine Knolls South and Chatfield Estates (the "Declarations").

PURPOSE: To establish a clear rule regarding limiting acceptable screening materials for the parking and storage of commercial, recreational and oversized vehicles within the Columbine Knolls South/Estates community.

AUTHORITY: The Amended, Restated and Consolidated Protective Covenants for Columbine Knolls South and Chatfield South Estates, and Colorado law.

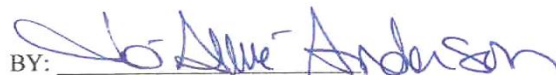
EFFECTIVE DATE: March 8, 2007.

RESOLUTION: The Association hereby adopts the following definition:

1. "Totally Screened" shall mean that no portion of the vehicle may be seen by the naked eye, from any street, within the community or from the ground level of any lot within the community.
2. "So as not to be a public nuisance" shall mean that the screening used must be harmonious with the design of the Community as determined by the Board in its sole discretion.
3. Acceptable Screening materials shall be limited to six foot privacy fences made of wood or other material that may be approved by the Architectural Control Committee in such design and style as to be harmonious throughout the community.
4. Nothing in the policy shall be construed as permitting an Owner to build a privacy fence without first obtaining approval as required by Section C-6 of the Declaration.
5. This rule shall be enforced in a consistent manner throughout the community.

PRESIDENT'S CERTIFICATION: The undersigned certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on March 8, 2007 and in witness thereof, the undersigned has subscribed his/her name.

COLUMBINE KNOLLS SOUTH/ESTATES HOMEOWNERS ASSOCIATION
a Colorado non-profit corporation.

BY: 
President

Residents and tenants must provide for storage outside the neighborhood when their recreational vehicles, campers, campers on/off a vehicle, boats, mobile homes, horse trailers or other trailers, tractors, motor homes, commercial vehicles and large trucks that would be visible above six-foot fences.

C-8 SIGNS

Patriotic and Political Expressions - Residents and tenants may at any time display the American flag in its prescribed manner and such flags that denote military service by members or their families. Political signs may be displayed from 45 days prior to, and seven days after, elections. No more than one sign per political office or ballot issue may be displayed on any single property.

Commercial Signs - Commercial signs are prohibited except for a temporary real estate sign that advertises a single sale or rental transaction and a contractor's sign advertising ongoing construction, services, re-roofing, maintenance or repair services. These signs must be removed when the house sale, construction, services, re-roofing, maintenance or repair activity has been completed.

C-11 GARBAGE AND REFUSE DISPOSAL

Trash containers must be stored in the garage or behind a solid six-foot fence and out of public view between trash pickup days. Trash must not be placed out any earlier than the evening before the day it is to be picked up and containers must be returned to out-of-sight storage by the end of your trash pickup day.

C-13 ROOFING MATERIALS RULES AND REGULATIONS

Introduction - The Columbine Knolls South/Estates HOA and the ACC have provided these Roofing Materials Rules and Regulations to establish guidelines and offer assistance to homeowners in their efforts to select wood shingles or suitable alternative material shingles for new structures or for re-roofing existing structures on their property.

Basis for Guidelines - These Roofing Materials Rules and Regulations are consistent with the intent voiced in Article C-13 of the Protective Covenants as approved by the HOA in 2002. "Columbine Knolls South/ Estates homeowners may apply to the ACC for approval of alternatives to currently installed and approved roofing materials for installation on new structures and additions or for re-roofing existing structures on their property. The ACC must review all applications, with approval by the ACC of such applications required prior to any installation. Applications will be processed on an individual basis and will receive final determination based upon quality of workmanship and materials, harmony of external design and compatibility with existing structures. The ACC will base its review on the Roofing Materials Rules and Regulations currently in place, and as amended from time to time. Roofing materials that do not meet the requirements for visual harmony by not having a strong resemblance to wood shakes or wood shingles in terms of color, contrast, pattern, design or size are prohibited."

Architectural Control Committee - As cited in D-1 of the Protective Covenants, "The ACC shall consist of the Board and up to three (3) non-Board members of the Columbine Knolls South Homeowners' Association appointed by the Board." The Architectural Control Committee's mailing address is: CKS/E HOA, Attn: ACC, P.O. Box 620271, Littleton, CO 80162-0271. The ACC must review all applications for alternatives to currently installed and approved roofing materials in Covenant C-13 of the Protective Covenants as approved by the HOA in 2002.

The ACC reserves the right to continually review and re-evaluate the suitability of all previously approved roofing materials. If a question arises as to the correct interpretation of any terms, phrases, or language contained in these guidelines, the ACC's interpretation thereof must be final and binding.

Disclaimer - The HOA Board and the ACC do not endorse any specific manufacturer, distributor, or product, nor the warranty, durability, value, or maintenance requirements of any product. Instead, the ACC will make known its evaluation criteria and which broad types of materials are approved or prohibited. The ACC will also maintain a list of specific products that have been previously approved on the web site www.cksearchives.org.

Many roofing products continue to be introduced to the market. These new products may even have approval by a certified testing laboratory or building association as meeting minimum standards; however, most have not been subjected to long-term weathering in the Colorado environment.

Each product has advantages and disadvantages when compared to other products. The ACC strongly encourages all homeowners to educate themselves thoroughly before considering alternative roofing for their specific application.

Approval Process Requirements – A completed Homeowner's Project Request Forms must be submitted for approval and approval received prior to replacing the roof on the house and storage shed with either wood shakes or any approved alternate roofing material. Jefferson County building permits are still required.

The ACC recommends higher-grade quality and increased shingle thickness as points of consideration when using wood shake shingle products.

A homeowner may request an equal or upgraded "alternative" roofing material, but must apply for ACC approval in the following manner. Asphalt roofing products of any kind are prohibited as they do not meet the architectural harmony requirements of the Covenants.

Applications for alternative roofing materials are to be submitted to the ACC, using completed Homeowner's Project Approval Request Forms, and should include the following information:

- A) Homeowner's name, address, and phone number.
- B) Name of manufacturer, product line, pattern design, and color.
- C) Product brochure and sample.
- D) Evidence (test reports) the material has been weather tested and approved by the ICBO, UL, BOCA, CABO, or other recognized testing and certification entity.
- E) Local addresses where the roofing material is installed.
- F) Name and contact information for the contractor planning to do the installation.
- G) The date of the desired installation.

It is strongly recommended that the homeowner, manufacturing representative and installation contractor attend the ACC meeting when the request for a new alternate material is reviewed by the ACC.

See the CKS/E HOA web site at www.cksearchives.org for an up-dated listing of approved alternate materials, styles, and colors. If a desired product has been approved, the homeowner will not need to submit (C), (D), (E) and (F).

Applications may be submitted in one of the following ways:

- A) In person at the monthly HOA Board meeting.
- B) By mail addressed to the ACC at the address of record (see Item 1.2 above).
- C) By hand-delivery to any ACC member.

The ACC will respond in writing to all applications within thirty (30) days of receipt.

Consistent Treatment Within Lot Boundaries - **ALL** structures on each lot, including additions, porches, storage sheds, and gazebos with roofs, are to be shingled with the same color, pattern, and design material as the primary house.

Prohibited Materials, Colors, Patterns, Designs - Certain roofing materials will be prohibited by these Rules and Regulations. Such materials do not meet the requirements for visual harmony by not having a strong resemblance to wood shakes or wood shingles in terms of color, contrast, pattern, or design. All products that present a strong contrast to the existing wood shake or wood shingle materials, which are predominate in the CKS/E HOA area, will be prohibited.

Prohibited Colors, Patterns, Designs, and Textures - Any color, pattern, design, or texture that will create a contrast or visual impact such that the attention of the casual observer will be drawn to the roof as a result of the disharmony it creates with its surroundings will be prohibited. Examples are:

- A) Composition shingles with granular coatings and built-up asphalt with granular coatings.
- B) Intense or non-muted colors which provide a high contrast to the existing tan, gray, or brown natural wood tones of the predominant wood shakes and wood shingles.
- C) Barrel tiles and fluted designs.

Prohibited Products - The ACC reserves the right to specifically prohibit products that are determined, through experience and research, to significantly compromise the harmonious appearance of the Association area. All asphalt roofing products are disapproved.

Any attempt by a homeowner to install an asphalt roofing product will result in the immediate initiation of litigation by the ACC. The homeowner will be responsible for legal expenses.

Allowable Material Types, Colors, Patterns, Designs - The list of product types on the CKS/E web site are representative of those that may meet the homeowner's need for flexibility in installing alternative roofing materials but without creating excessive disharmony between

existing and alternative material types. The desired effect is that the visual impact of the roof will not draw the attention of the casual observer as being anything out of the ordinary in relation to other roofs in the neighborhood.

Allowable Material Types - Replacement of wood shakes or wood shingles requires the submittal of the completed Homeowner's Project Request Forms. The current list of ACC approved alternate roofing materials is maintained on the CKS/E HOA web site – www.cksearchives.org. Approved alternate roofing materials are listed along with the approved colors. Homeowners must submit the Homeowner's Project Request Forms for any alternate roofing material to replace an existing roof even though they are using a previously approved alternate roofing material. The web site also provides internet addresses for the manufacturers of these products.

Allowable Colors, Patterns, Designs, and Textures - Colors must be subdued or muted and in the tan, gray or brown wood tones characteristic of weathered wood shake or wood shingle roofs. Patterns, textures, and designs must look as much like wood shakes or wood shingles as possible by exhibiting similar color, form, texture, depth, and patterns.

Other Types Not Mentioned Above - Homeowners are encouraged to provide new product information to the ACC, as those products become available, so that the ACC may better serve and advise the community.

Storage Shed Roofing - Sheds that currently do not have the same roofing material as the primary residence must be brought into compliance (same roofing material and color as primary residence) either when the roofing on the primary residence is replaced or when the residence is sold.

C-14 COMMERCIAL USE

Home Businesses - Home businesses are allowed with the following restrictions:

1. There must be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable beyond any boundary line of the lot, parcel or tract of land due to the conduct of the home business.
2. There must be no advertising signs for the home business.
3. All incidental storage of stock, supplies or products must be contained within the total area used for the home business.
4. There must be no exterior storage of home business materials or equipment on the lot, parcel or tract of land.
5. The home business must not increase vehicular traffic flow and customer parking by more than one additional vehicle at a time.
6. The home business must be conducted entirely within a lot, parcel or tract of land and carried on by the inhabitants living there.
7. The home business must be clearly secondary to the use of the lot, parcel or tract of land for residential purposes and must not change the character thereof.
8. Garage sales must not exceed three sales per calendar year and must not be held for more than three consecutive days per sale.

E-2 ENFORCEMENT

Covenant enforcement is the toughest and most important aspect of the CKS/E HOA's job. Simply stated, the Covenants require enforcement; therefore, the ACC must enforce compliance and strive to maintain the good image and value of the neighborhood. At the same time, homeowners and tenants in CKS/E bear an enforcement responsibility. Homeowners agreed to comply with the mandatory Covenants, and their reasonable standards, when they bought their homes. The CKS/E Covenants also apply to all rental properties in the neighborhood. Both the homeowner of the residence and tenants are responsible for complying with the Protective Covenants and the Consolidated Covenant Rules and Regulations.

Covenant violations can be initiated when an ACC member observes the violation or a homeowner reports a suspected violation to any ACC member. The ACC will not act on anonymous reports of suspected violations. The homeowner can either call an ACC member or submit in writing the suspected violation.

Upon observation or the receipt of a Covenant violation complaint which is verified, the ACC will begin the Covenant violation process:

1. Initial Contact - A member of the ACC will attempt to call the homeowner or tenant to discuss the Covenant violation and ask that the violation be corrected. In cases where there are multiple Covenant violations of the same type, the initial contact may be by letter.
2. Friendly Letter – If the homeowner or tenant cannot be contacted with a call or is nonresponsive to the call, a letter will be sent notifying the homeowner/tenant of a Covenant violation and asking that it be corrected in a reasonable amount of time depending on the violation. Violations such as, but not limited to, trash containers in public view, recreational vehicles and commercial vehicles will require immediate correction.
3. Notice of Covenant Violation - If there is no response or the violation is not corrected as requested, a strongly worded letter copied to the HOA's attorney will be sent to the homeowner or tenant asking the homeowner or tenant to correct the violation immediately, submit a plan in writing for correcting the violation or attend a hearing at the next monthly ACC meeting. If the conditions stated in the strongly worded letter are not met, the violation will be turned over to the attorney for further action or taken to small claims court for resolution.
4. If the Covenant violation is a repeat violation, the ACC will call the homeowner or if there is no response to the call, a letter will be sent requesting immediate correction of the violation prior to the next step.
5. Attorney's Demand Letter - If there is no response to the notice of Covenant violation or the violation is not corrected, the HOA's attorney will send a demand letter stating that the violation must be corrected or the homeowner could face litigation.
6. Litigation - The ACC has the authority to proceed with litigation for Covenant enforcement or to recover legal fees.

If at any step of the enforcement process, the recipient of a Covenant violation notice feels that action is unjustified, or will need more time to comply, the recipient should respond to the ACC in writing stating their circumstances and request a hearing to discuss the

circumstances. In any case, the Covenants will prevail. Covenant violations that are also Jefferson County Official Development Plan (ODP) violations will also be turned over to Jefferson County Planning and Zoning for enforcement.