

Rules and Regulations

EFFECTIVE DATE: September 1, 2019

These are the Rules and Regulations governing Town and Country Village Homeowners Association, Inc. They apply to all residents, guests, invitees and licensees of Town and Country Village Homeowners Association, Inc., Owners and non-owners alike. They are enforceable under our Declaration and Bylaws. The purpose of these Rules and Regulations is to ultimately provide all residents maximum enjoyment in living at Town and Country Village and to protect and enhance our property values.

Town and Country Village is not an apartment complex where one pays the rent and someone does all the work for us. The assessment covers the basic cost of water/sewage, garbage pickup, and routine maintenance. It is an Association of individuals and a community of residents with a common interest. That common interest is to maintain the highest quality of living for all residents, and to protect and enhance our mutual investment. Damage by one resident to our common areas is a cost for all residents.

Please refer to the Policy on Enforcement of the Declaration, Bylaws, Rules and Regulations or ACC Guidelines

Remember - to have a good neighbor, you must first be a good neighbor. Here are some facts you will need to know:

1. **Office:** The Town and Country Village Homeowners Association, Inc. (hereinafter "Association"), mailing address: P.O. Box 1180, Parker CO 80134-1180, our physical address is 19731 E Pikes Peak Ct, Ste 102, Parker CO 80138 , Phone number is 303-805-2926, Fax number 303-805-9368, E-mail is towncountry.village@comcast.net and the Website is www.tchoa.net.
2. **Maintenance:** Maintenance of all Common Areas is provided by contract labor. Maintenance and repairs inside of units and on the inside of the rear fences are the responsibility of the Owner, not of the Association (except as set forth in Article 9 of the Declaration and the Maintenance Chart). Window repair and replacement and landscaping on the lot are also the responsibility of the Owner. See Article 8 of the Association's Declaration and the Maintenance Chart for a more complete discussion of maintenance responsibilities.
3. **Declaration, Articles of Incorporation, and Bylaws:** The Association is governed by these documents, in addition to these Rules and Regulations, ARC Guidelines and Responsible Governance Policies adopted by the Association. All documents, as well as budgets and other Association-related documents are kept on file at the office of the Management Company and are available for your inspection during business hours. Copies of pertinent documents are available to Owners and their owners at a nominal charge.
4. **Annual Meeting:** The annual meeting of the Association is held in July each year on such a date as shall be determined by the Board of Directors. At such meetings, the Members (owners) will

transact such business of the Association as may properly come before the meeting, including the election of members to the Board of Directors.

5. **Fiscal Year:** Town and Country Village Homeowners Association, Inc operates on a fiscal year starting September 1 and ending August 31.
6. **Homeowners must apply to the Architectural Control Committee before any outside exterior changes are made.** This includes all windows and doors, the patio/porch area, storm doors, any painting and new landscaping. [Article 5, Section 5.1, Resolution dated 06/17/04]. Your Board of Directors encourages all residents to become involved in and with Town and Country Village Homeowners Association, Inc., attend meetings and serve on the various committees that advise the Board. Information on these meetings and committees is available from the Board Members or the Management Company. Only through active resident participation can your Association be responsive to your needs and wishes. This will not only make Town and Country Village a sound investment but a pleasant and enjoyable place to live.

I. **DEFINITIONS:**

- A. **Articles of Incorporation or Articles** - The Articles of Incorporation of the Association as amended, the provisions of which are applicable to this community.
- B. **Association** - Town and Country Village Homeowners Association, Inc. a Colorado non-profit corporation, its successors and assigns, the Declarations Articles and Bylaws of which shall govern the administration of this community, the members of which shall be all of the Owners, including Declarant.
- C. **Board of Directors** - The governing body of the Association.
- D. **Bylaws** - The Bylaws of the Association, the provisions of which are applicable to the community.
- E. **Committee(s)** - A group of people officially delegated by the Board of Directors to perform a function and, for purposes of our Association, these may include, but are not limited to, Architectural Control, Pool, Recreation, Newsletter, Animal Control, Grounds, and Nominating. Committees can be formed at the discretion of the Board.
- F. **Common Areas** - All real property titled to the Association for the common use and enjoyment of the residents, including common parking areas, private streets, walkways, greenbelt areas, pool, portions of fences and other recreational facilities, but not including the areas between the driveways and areas between private property fences and curbs.
- G. **Common Parking Area** - Unassigned parking including guest spaces.
- H. **Declaration** - The Declaration of Covenants, Conditions and Restrictions of Town and Country Village, together with all exhibits attached thereto, as amended and supplemented, which document has been recorded with the Clerk and Recorder of Douglas County.
- I. **Guest** - Any agent, employee, tenant, guest, licensee or invitee of an owner.
- J. **Lot** - Any separately numbered lot or plot of land shown upon any recorded subdivision map of the Properties or any portion thereof, as the same may be amended from time to time, with the exception of the Common Area and any public streets, but together with all appurtenances and improvements now or hereafter thereon.
- K. **Owner** - A person, firm, corporation, partnership, association or other legal entity, or combination thereof, who is the record titled owner of one or more lots but excluding, however, any such person having an interest therein merely as a Mortgagee (unless such Mortgagee has acquired fee simple title interest therein pursuant to foreclosure or any proceedings in lieu thereof).

- L. **Pets** - Only domesticated dogs, cats, reptiles, etc. may be kept. Raising livestock such as, horses, goats, sheep, pot-bellied pigs, chickens, etc. is prohibited at Town and Country Village. Town of Parker and/or Douglas County Ordinances may also apply.
- M. **Recreational Facilities** - The swimming pool, pool area, pool-house, and any other such facility which is erected or installed on the common area for the residents of Town and Country Village.
- N. **Resident** - Any person whose usual place of residence is Town and Country Village.
- O. **Walkway** - Outdoor ground level common area sidewalks.

II. GENERAL RULES:

- A. **Board Enforcement:** The Declaration, Rules and Regulations, Policies, the Articles of Incorporation and the Bylaws related to Town and Country Village may be enforced by the Board of Directors or its designated agent. Fines for infractions may be levied in accordance with provisions contained in these documents. [**Article 5, Sect 5.11 or Article 6, Section 6.2(d)**]
- B. **Owner Responsibility:** Owners are responsible for infractions or damage caused by their tenants, pets, family members or guests. [**Article 4, Section 4.11**]
- C. **Noise Control:** No one subject to these Rules shall make or permit loud noises or play musical instruments, radios, stereos, television, etc. in such a manner as to unreasonably disturb other residents of the community. Violations may be enforced pursuant to these Rules and Regulations, as well as by the appropriate governmental authorities. [**Article 6, Section 6.13**]
- D. **Signs:** No advertising or signs of any kind shall be erected, placed, permitted or maintained in the Common Area or on any lot unless approved by the Board of Directors. For Sale and For Rent signs are only allowed inside windows of residences. Open House signs are allowed ONLY during the hours of the Open House and IF the Open House is manned. [**Article 6, Section 6.17**]
 - a. Political Signs (as defined in §38-33.3-106.5, C.R.S.) expressing political beliefs and opinions or support for candidates shall not be prohibited, but shall be limited in size, number and dimension as set forth below:
 - Political signs may be no more than 36” by 48” in size;
 - Only one (1) political sign per contested office or ballot issue per lot is allowed; and
 - A political sign cannot be erected prior to forty-five (45) days from the election and must be removed within seven (7) days after the election.
- E. **Personal Property in Common Area - Grounds** All roadways and walkways shall be kept clear of personal belongings for normal and emergency traffic. This shall include, but not be limited to cars, furniture, wood, bicycles, barbecue pits, toys or other items of personal property. Personal property shall not be stored or left in the roadways, walkways or other places in the Common Area. [**Article 6, Section 6.12**]

- F. **Personal Property - Lots and Common Area:** Garments, rugs, clothing, bedding, newspapers, or other household items may not be hung from windows, balconies, fences, planters, or facades of the buildings. Only retractable or removable clotheslines may be used. They may only be open during periods of active use. They may NOT be attached to the fence or siding. [Article 6, Section 6.6, Article 6, Section 6.16]
- G. **Fireworks/Firearms:** No Fireworks or firearms may be set off, fired or discharged within Town and Country Village. [Per Town of Parker Ordinances, Article 6, Section 6.14 and Section 6.15]
- H. **Immoral Acts/Nuisances:** Any immoral, improper, offensive or unlawful act, as defined by local, state or federal laws, which may be reported to the appropriate governmental authorities, will be deemed an infraction of these rules. No nuisance shall be permitted on the Properties, nor any use, activity or practice which is the source of annoyance or embarrassment to, or which offends or disturbs, any residents of the properties, or which interferes with the peaceful enjoyment or possession and proper use of the Properties, or any portion thereof, by its residents. [Article 6, Section 6.10; see also Association's Conduct Policy effective 4/1/18 found on website]
- I. **Flammable Materials:** No flammable, combustible or explosive fluids, chemicals, or substances shall be kept/stored on the property except for those required for normal household use. [Article 6, Section 6.15]
- J. **Firewood & Saws:** Firewood must be stored below fence level in backyards only. Firewood may be placed on front porches provided the wood is in an approved holder, it does not touch the building or the fence, it is aesthetically pleasing, is true firewood (i.e. logs, not pieces of scrap lumber, etc.) and fits completely in the approved holder. Any additional firewood that does not fit completely within the approved holder must be stored in the enclosed patio area. Use of chain saws or hydraulic wood splitters on the property is forbidden. [Article 6, Section 6.15]
- K. **Common Area Courtesy:** No person will allow anything to be thrown or projected from or out of a residence, nor shall any person sweep or throw from any lot, dirt or other substances onto the common area or another person's lot. (Article 6, Section 6.10)
- L. **Snow Removal:** Owners are responsible for snow removal from their driveways, front steps/stoops and private porches. [Article 8, Section 8.1(e) and Section 8.2]
- M. **Glass/Screens/Window Well Grates - Owner Responsibility:** Owners are responsible for repair and replacement of all glass, screens and basement window grates on their units. Window wells should be kept weed and trash free. Windows are to be 1/2" insulated glass white frame with colonial grid included and can be obtained from most local glass outlets. The association does not maintain the exterior light fixtures that were originally installed by the developer (front and back) [Article 6, Section 6.6 and Article 8, Section 8.1(e) and Section 8.2; see also Maintenance Chart].

- N. **Milk Boxes:** Milk boxes are allowed on front and back porches. Only 1 in front of unit, all others must be in back yard. [**Article 6, Section 6.6**]
- O. **Barbecue Grills:** Barbecue grills are allowed on private patios that are enclosed by fences but are not allowed to be stored on front porches/stoops or driveways. Outdoor grills with attached barbecue smokers or free-standing barbecue smokers are NOT allowed. Chimeneas are allowed for decorative purposes only and may NOT be lighted. No open flames. torches or pit burners are allowed. [**Article 6, Section 6.14**]
- P. **Patio Furniture:** Only free standing, well maintained patio furniture allowed on front porches or enclosed patios of the residences.
- Q. Private Lot Maintenance:** Areas between the driveways and outside fence lines are to be maintained and/or landscaped by the homeowner. Any landscaping or changes in these areas must be approved by the ACC. [**Article 6, Section 6.6**]
- R. **Lots To Be Maintained:** Private items must not extend above fence line. Each Lot shall be kept in a clean, sightly, and wholesome condition at all times. No trash, litter, junk, boxes, containers, bottles, cans, implements, machinery, lumber, toys etc. or other items shall be permitted to remain exposed upon any Lot so that the same are visible from any neighboring Lot, the Common Area, or any street (at street level), except as necessary during the period of any permitted construction. [**Article 6, Section 6.6**]

III. PETS:

- A. **Household Pets:** No livestock, poultry, potbelly pigs or animals other than household pets may be kept. Animals may not be kept for commercial purposes. The provision does not apply to tropical fish, small rodent animals, i.e., gerbils, hamsters and birds kept as pets, unless raised for commercial purposes, kept outdoors, or kept in an accessory structure. The number of pets allowed is limited to 3 pets per unit. [**Article 6, Section 6.8**].
- B. **Leash Law:** Pets on or in the Common Areas must be carried and/or be leashed and under control at all times. [**Article 6, Section 6.8(e); see also Town of Parker City Ordinance**].
- C. **Animals Leashed/Confined:** No animal may be leashed, tethered, attached or confined to any temporary or permanent object on or in any part of the Common Area nor tethered from inside the unit or from within any patio or fenced area to the common area. [**Article 6, Section 6.2(b)**].
- D. **Excessive Barking/ Noise:** Dogs shall not be permitted to bark excessively. Dog owners please be aware that your dog's barking is probably annoying your neighbors. For this reason, as a courtesy, do not leave your dog outside at night or when you are not at home. [**Article 6, Section 6.8(a) and Section 6.13**].
- E. **Spoilage:** Pets must be curbed; the Owner/Occupant of the unit in which the pet resides must clean up any spoilage made by pets in the Common Area at the time of the incident. The standard fine procedure will apply to those not complying with this Regulation.

[Article 6, Sections 6.2(b) and Section 6.8(f); see also Association's Covenant Enforcement Policy on website].

- F. **Owner's Responsibility:** The unit Owner will be held responsible for any property damage, injury or disturbance, which a pet from his unit may cause or inflict. [Article 6, Section 6.8(g) and Article 8, Section 8.4].
- G. **Unattended Animals** The Board or its authorized agent may, without liability, cause to be confined or turned over to an appropriate governmental entity, any unleashed or unattended animals. [Article 6, Section 6.10]

IV. POOL

Pool rules will be published annually at the discretion of the Board and will be posted/available at the pool.

V. TRASH

- A. **Storage and Containers:** Plastic rubber garbage cans shall be clean and covered at all times. No trash may be placed outside until 5:00 p.m. the day before pickup. Trash may be placed in plastic bags of sufficient strength and securely closed. Use of paper sacks and metal cans for trash are not allowed. Trashcans must be removed from the Common Area within 24 hours of disposal. Trash and recycle receptacles must be kept within fenced areas or garage at all other times and must be labeled with homeowners' address. [Article 6, Section 6.19]
- B. **Rubbish/Debris/Odor** No rubbish or debris, including but not limited to, lumber, wood, dirt, grass clippings, pet droppings, etc., of any kind will be placed or permitted to accumulate upon any lot or Common Area within the community and no odors will be permitted to arise there from so as to render any such property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to its occupants. [Article 6, Section 6.13]
- C. **Large Item Trash:** No large items including, but not limited to, furniture, mattresses, appliances, will be placed for trash pickup. Any item of this type will be the responsibility, including financial, of the Owner for removal from the premises. [Article 6, Section 6.19]
- D. **Hazardous Materials:** No hazardous materials including, but not limited to chemicals, automobile fluids and paint, will be placed for trash pickup. Any item of this type will be the responsibility, including financial, of the Owner for removal from the premises. [Article 6, Section 6.15]

VI. VEHICLES AND TRAFFIC POLICIES

- A. **Vehicle Storage:** No vehicle storage is allowed anywhere in the Association outside of a garage. Any vehicle that is in any designated parking spaces for residents or guests may be towed per the Declaration at the sole cost of the Owner. If not towed, the Owner of

the property may be fined. [Article 6, Section 6.2(b) and Section 6.11; see also Association's Covenant Enforcement Policy].

- B. **Parking Requirements:** Permitted Vehicles, **other than those disallowed in Rule M below**, are allowed to park only in owner's garages, driveways or assigned parking areas. Vehicles may also park in the designated areas on Victorian Drive or Somerset Lane which belong to the Town of Parker. You are also allowed to parallel park behind your own driveway or in non-fire lane areas. [Article 6, Section 6.11(a)]
- C. **Parking Requirements - Snow & Fire:** No parking is permitted where indicated by "No Parking" signs, or yellow markings on the street and curbs. Anyone parking with ten (10) feet of a fire hydrant or in a designated fire lane is subject to immediate ticketing and/or towing. Additionally, anyone parking in a designated snow dump area during snow times may be ticketed and/or towed or may be blocked by snow piles and financially responsible for removing the car from the designated area. *Any resident noting this violation should call the Parker Police Department.* [Article 6, Section 6.11(b)]
- D. **Abandoned Vehicles:** Except as provided above, no abandoned or inoperable vehicles of any kind may be stored or parked on the property.
- i. An "abandoned or inoperable vehicle" will be defined as any automobile, truck, motorcycle, boat, trailer, camper, house trailer, self-contained motorized recreational vehicle, or other similar vehicle, which has not been driven under its own propulsion for a period of two (2) weeks or longer or which does not operate under its own propulsion; does not have current registration tags on the license plates as required by the State of Colorado; or is not validly licensed.
 - ii. Abandoned or inoperable vehicles on Common Areas may be towed at the vehicle owner's expense.
 - iii. "Self-contained motorized recreational vehicle" shall include vehicles with living and/or kitchen facilities. "Other Similar vehicles" shall include jet skis, snowmobiles, and all-terrain vehicles. The Board of Directors shall have full authority to determine, in its sole discretion, whether a vehicle has been abandoned or is inoperable. [Article 6, Section 6.11(c)].
 - iv. Vehicles permitted pursuant to these Rules that are parked while an Owner is on vacation or is ill will not be considered an abandoned or inoperable vehicle. An Owner who will be on vacation for longer than two (2) weeks must notify the Association by contacting its management company of the date and duration of the vacation prior to leaving. An Owner who will not be moving a vehicle for more than two (2) weeks due to an illness must notify the Association by contacting its management company of such as soon as possible before the end of the two (2) week period.
 - v. A written notice describing the abandoned or inoperable vehicle shall be personally delivered to the vehicle owner (if the Association can reasonably determine the identity of the owner) or shall be placed in a conspicuous location on the vehicle. The notice shall state that the owner must remove the abandoned or inoperable vehicle from the Properties within 72 hours of the time the notice is delivered or posted. If the vehicle owner fails to remove the abandoned or inoperable vehicle within 72 hours, the Association may tow or otherwise remove

the vehicle at the sole expense of the vehicle owner. The Association may also impose other fines as allowed by these Rules and Regulations and Colorado law.

E. **Impeding Access:** No vehicle will be parked in such a manner as to impede or prevent ready access to any entrance or exit of a residence, including driveway(s). Offending vehicles may be immediately reported to the Management Company and may be immediately removed at the vehicle owner's expense. [Article 6, Section 6.12]

F. **Driving or Parking:** Driving or parking on lawns is prohibited. (This includes cars, trucks, and non-motorized vehicles, i.e. bicycles, roller blades or skaters, skateboard ramps). Any damages done will be the Owner's responsibility and subject to fines and damages, including cost of repair, pursuant to the Association's Covenant Enforcement Policy. [Article 6, Section 6.11(a)]

G. **Traffic Signs:** Speed limit signs, stop signs; yield signs, and no parking signs may be erected at the Board's discretion in accordance with Rules of the appropriate governmental authority. [Article 6, Section 6.11(a)]

H. **Vehicle Repair:** No repair to vehicles shall be made on the properties unless within the confines of a garage. No dumping or changing of oil, antifreeze or debris from motor vehicles is permitted. In addition to fines levied pursuant to the Covenant Enforcement Policy, a clean-up charge may also be charged to the Owner for the incident. [Article 6, Section 6.11(d) and Section 6.12]

I. **Assigned Parking:** Any vehicle that is parked in another's assigned parking space, which has not been authorized by the Owner or his tenant, is subject to immediate ticketing and/or towing at the vehicle owner's expense

J. **Extension of Parked Vehicles:** No part of any vehicles may extend beyond the marked boundaries of each parking space and/or driveway, over the sidewalk, lawns and curbing. No vehicle shall obstruct pedestrians from walking along the sidewalks.

K. **Parking at Corners:** No one may park close to a corner of a street so as to impair visibility of traffic. Anyone so parked may be ticketed and/or towed.

L. **Closed Garage Doors/Fence Gates:** Garage doors/fence gates shall not remain open. This is for the safety and aesthetics of residents and protection of property.

M. **Disallowed Vehicles:** "Disallowed Vehicles" are defined as any trailer (house, camping, boat, hauling), running gear, boat, or accessories thereto, truck (larger than 3/4 ton), recreational vehicle, jet ski, or other type of recreational vehicle or equipment, including trailers for hauling the same, or commercial vehicles. No Disallowed Vehicle may be parked or stored anywhere within the Association unless such parking or storage is confined wholly within the enclosed garage, if any, or authorized in writing in advance of such parking by the Board of Directors. However, Disallowed Vehicles may be parked as a temporary expedience, not to exceed 24 hours, for loading, delivery or emergency. This restriction, however, will not restrict commercial vehicles within the property, which are necessary for construction or for the maintenance of the Common Area, Lots, or any improvements located thereon. [Article 6, Section 6.11(b)]

VII. ARCHITECTURAL CONTROL COMMITTEE

The Owner is responsible for maintenance of all items approved by the Architectural Control Committee. Further, the Owner is responsible for the cost to repair/replace those items should the location of the items interfere with the Association's maintenance obligation, i.e. underground pipes, unit painting.

A. Additions/Alterations: No alteration, addition, or removal including but not limited to, fences, walls, canopies, awnings, sunscreens, external wiring, ornamental wall hangings, solar devices, exterior doors and windows, shall be commenced, erected, altered, moved, removed or maintained upon the Project or any portion thereof, nor shall any exterior addition to, or change or alteration thereof be made until the plans and specifications showing the nature, kind, shape, height, materials location and approximate cost of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Control Committee appointed by the Board. Any item so installed without the advance written approval of the Architectural Control Committee is deemed to be in violation of these Rules and is subject to appropriate fines. [**Article 5, Section 5.1**].

B. Approvals: Written request for approval must be submitted to the Architectural Control Committee and a waiver of responsibility must be signed prior to any alteration or addition. The homeowner will be held financially responsible to remove and replace the item should the Association need to perform repair/paint in and around the area where the improvement is installed, as authorized by the Board or its designated agent. [**Article 5, Section 5.1**]

1. **Bird and Wildlife Feeding:**
 - a) Seeded or suet birdfeeders are only allowed in private backyards. NO birdfeeders except hummingbird feeders are allowed on front porches, stoops, patios or in common areas.
 - b) NO birdfeeders may be attached to any portion of the fence. Only freestanding poles or shepherd hooks are permitted.
 - c) ALL birdfeeders must be of a type that is 'squirrel proof'.
 - d) There shall be NO feeding of any fur-bearing wildlife in common areas, backyards, patios or decks, including but not limited to, squirrels, rabbits and racoons.
 - e) Violation of this section may result in one or more of the following: (i) imposition of fines by the Association pursuant to the Covenant Enforcement Policy; (ii) contact by legal authorities; and/or (iii) being assessed for all damages caused to the Association by the feeding of wildlife or as a result of attachment of feeders on prohibited structures. [**Article 6, Section 6.2(b), Rule adopted effective 4/19/18 Board Meeting**]
2. **Flower Barrels/Wind Chimes:** Flower barrels, pots and window boxes (containing living plants) and wind chimes on private patios are allowed. Foliage and pots from flowerpots and barrels must be removed when dead. Artificial plants and flowers are not allowed in or on the common areas. [**Article 6, Section 6.2(b)**]
3. **Flags & Flag holders:** Flag holders are allowed so long as they are placed on the trim of either the front or back door or the garage. Nail holes are not allowed in the siding. Any flags of a federal, state or civic nature are allowed. Decorative flags are allowed if

the Architectural Control Committee approves designs and size. All flags MUST be in good conditions. [Article 6, Section 6.17(b)]

4. **Motion Detector Security Lighting:** Motion detector security lights are permitted, provided they are installed in existing electrical outlets and must remain consistent with Town & Country Village Victorian architecture. They may only illuminate your private area with minimal light pollution to adjacent properties. [Article 6, Section 6.2(b)]
5. **Backyard Trees:** For purposes of protecting roofs, flashing, and gutters, which are the responsibility of the Association to maintain, branches must not be allowed to grow closer than 2 feet from any building (remember...small trees grow into large trees very quickly...give them plenty of room to do so). Only trees that do not have extensive root systems (which may erode unit foundations) are allowed. ALL LANDSCAPING PLANS, TYPES, KINDS, PLACEMENT ETC. MUST HAVE PRIOR WRITTEN APPROVAL FROM ACC. The following tree varieties are allowed in backyards because they do not have extensive root systems: Ginnala Maple, Canadian Red Cherry, Newport Plum, Ash, Austin Pine, Pinion Pine and Upright Juniper. [Article 6, Section 6.6 and 6.7]
6. **Storm/Security Doors:** Approved black or white storm doors are allowed. Doors must meet the written criteria of the Committee and be approved by the Committee in writing prior to installation. The Architectural Control Committee must approve the style of the door and a picture must be provided with the application. Any damage to the doorframe or other structure becomes the liability of the homeowner and a waiver of liability must be signed before installation. [Article 5, Section 5.1]

C. **Unapproved Items:** The Board of Directors and the Architectural Control Committee have disapproved the following items [Article 5, Section 5.4 and Article 6, Section 6.2(b)]:

1. **Motorcycle Storage:** Motorcycle storage or parking is NEVER allowed on front porches/patios of any residence, on sidewalks, or in guest parking any day/night of the week between the hours of 10PM to 7AM. When parked on asphalt, kickstands must be placed on material that prevents them from sinking into the asphalt.
2. **Window Mount Air Conditioners:** Window mounted air conditioners are not allowed. Any parts of indoor air conditioners may not break the plane of the screen. Any interior framing in the window must be painted appropriately and be aesthetically pleasing.
3. **Personal Property in Common Area:** No personal property of any kind is allowed to be left in the Common Area. This includes the front or side of end units. [Article 6, Section 6.6 and 6.12]
4. **Skateboard Ramps:** The construction of skateboard ramps or other related facilities is prohibited on Lots or driveways or common areas.

5. **Mailbox Kiosk Postings:** No postings of business advertisements over four (4) weeks and per advertiser per year. Business cards excluded. Only resident or owner postings allowed. All postings must be dated when put up and must note advertiser contact.
6. **Moving Van or Cars:** No moving vans or vehicles may be parked or operated on the sidewalks or lawns.
7. **Scooters/Skateboards:** No gasoline motor driven bikes, scooters or skateboards are allowed on Town & Country Village property.

VIII. LEASED OR RENTED UNITS:

Refer to Rules and Regulations Regarding Leasing & Tenants on Town & Country Village HOA website (www.tchoa.net) for complete and current policy.

IX. COLLECTION OF DELINQUENT ACCOUNTS:

Refer to Collection Policy and Procedures on Town & Country Village HOA website (www.tchoa.net) for complete and current policy.

X. ENFORCEMENT:

Refer to Enforcement of Declaration, Bylaws, Rules and Regulations or ACC Guidelines on Town & Country Village HOA website (www.tchoa.net) for complete and current policy.

Certification:

The undersigned President of the Board of Directors for Town & Country Village Homeowners Association, Inc., a Colorado nonprofit corporation, hereby certifies that the foregoing Rules and Regulations were approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on November 15, 2018 to be effective September 1, 2019.

Town & Country Village Homeowners Association, Inc.

By: 
Its: _____