



Gleneagle Civic Association

Rules & Regulations

31 March 2008

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GLENEAGLE CIVIC ASSOCIATION RULES & REGULATIONS

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INTRODUCTION

The Gleneagle Civic Association (GCA) is a legal homeowners association (HOA) comprising 649 properties in northern El Paso County. The GCA was established on 20 January 1995 by filing Articles of Incorporation with the State of Colorado; and it is the successor to the original developer and Declarant, the Skiland Corporation. The properties within the jurisdiction of the GCA are detailed in the Articles of Incorporation. Membership in the GCA is compulsory for all these properties.

The Colorado Common Interest Ownership Act (CCIOA), Colorado Revised Statute § 38-33.3-101 *et seq.*, as amended, provides increased protection to homeowners, and specifically grants to HOAs, such as the GCA, the power to adopt Rules & Regulations. Moreover, the By-Laws of the GCA empower the GCA Board of Directors to enact Rules & Regulations as necessary to interpret the Covenants. The Rules & Regulations detailed in this document have been developed in consonance with these authorities, and they are hereby approved. They are enforceable unless specific issues prove inconsistent with the CCIOA and other relevant laws.

The GCA is directed by its Articles of Incorporation to enforce its Covenants, and it is recognized that such enforcement will necessarily involve some interpretation. So that the interpretation and enforcement of the Covenants will be consistent over time, and so that the Architectural Control Committee (ACC), the Covenant Control Committee (CCC), and GCA residents will have a ready reference to specific interpretable Covenants, the Board of Directors (BOD) has summarized those Covenants deemed to require interpretation in these Rules & Regulations, along with their adopted interpretations. For situations that may require further interpretation, a GCA Board opinion will be sought before a judgment is rendered. It is well recognized that consistent Covenant interpretation and enforcement will generate substantial benefits both to individual homeowners and also to the community as a whole. These are the overarching objectives behind this document.

By authority of the GCA By-Laws, these Rules & Regulations may be amended by the Board of Directors as necessary. All General Purpose Approvals published in years prior to the effective date of these Rules & Regulations are hereby rescinded. They have been incorporated in original or modified form in the appropriate sections of these Rules & Regulations, or they have been republished as separate policy memoranda.

The GCA acknowledges that some of the provisions outlined in this document may be contrary to your understanding of the Covenants and of the GCA's expectations when you became a resident of Gleneagle. If that is the case, and if you became a resident before this document became effective, the GCA will grant you ONE YEAR from the date of this document to seek relief by submitting a variance request supported by related justification.

Bill Bristol
President, Gleneagle Civic Association

GLENEAGLE CIVIC ASSOCIATION RULES & REGULATIONS

1. AERIALS, ANTENNAS & SATELLITE DISHES

(Covenant Reference: Sections 124, 137a)

- 1.1 The Covenants state that no aerials or antennas shall be permitted on roofs or on properties where visible from neighbors or streets. However, regulations promulgated under Section 207 of the Telecommunications Act of 1996 have rendered the strict application of this Covenant unenforceable.
- 1.2 As directed by this Act, the Federal Communications Commission (FCC) has ruled that HOAs must allow the use of small satellite dishes and Internet connection dishes (up to one meter in diameter) on homes, but that reasonable restrictions may be imposed. HOAs may restrict the placement of both video and non-video antennas covered by FCC rules so long as the restriction does not interfere unreasonably with signal quality, does not cause an unreasonable delay, and does not cause the resident to incur an unreasonable expense. HOAs may also require that antennas be painted or otherwise made to blend in with the environment. See FCC Over-the-Air Reception Devices (OTARD) Rule dated Oct 1996 (47 C.F.R. Section 1.4000).
- 1.3 The following rules & regulations are consistent with the foregoing and shall apply to the installation of antennas and dishes:
 - 1.3.1 The placement of satellite dishes or Internet connection dishes requires prior written approval by the ACC.
 - 1.3.2 Inconspicuous locations of dishes are preferred so as not to detract from the overall aesthetics of the community.
 - 1.3.3 Satellite dishes or Internet connection dishes shall not be more than 40 inches in diameter.

2. ANIMALS

(Covenant Reference: Section 137b)

- 2.1 Colorado Revised Statute § 30-15-101 (1) (a) authorizes counties to adopt resolutions for the control and licensing of dogs and other pet animals. El Paso County has adopted Resolution 78-136 related to animal control and behavior, and has contracted the Humane Society of the Pikes Peak Region as its agent for the enforcement of a number of animal restrictions. However, some animal issues are handled directly by County authorities.
- 2.2 Problems related to animals will be addressed initially by the GCA to the animal owner. If problems are not resolved at that juncture, they will be referred to either the Humane

Society or the responsible County authority depending on the issue. If problems are not resolved by these agencies, the GCA will resume pursuit of corrective action.

- 2.3 The Humane Society has highlighted the following issues for their enforcement:
 - 2.3.1 Dogs that are more than four months old must be licensed in El Paso County. The GCA will report unlicensed dogs to the Humane Society.
 - 2.3.2 Animals must be kept under control for their own protection and to preserve the public's health and safety. All dogs must remain leashed when on public land. Dogs, cats, and other animals found roaming off the owner's or keeper's property or trespassing on the property of others will be deemed "strays" and may be impounded. The owner or keeper of such animals may be fined for violating county leash laws.
 - 2.3.3 Incessant barking can be very disturbing to the peace and quiet of a neighborhood, and it violates county ordinances to harbor such a disturbance. Specifically, it shall be unlawful to own or keep a dog that, by barking, howling, baying, or other utterances, disturbs the peace and quiet of the neighborhood.
- 2.4 Owners and keepers of pets must remove pet waste from their own yards, other yards, common areas, and streets so as not to create a public nuisance or a health hazard. Problems of this nature come under the direct purview of the El Paso County Health Department, and will be handled as described in Section 2.2.

3. BUSINESS ACTIVITY

(Covenant Reference: Section 102)

- 3.1 The Covenants state that no business activity shall be conducted on any property. While the intent is to maintain an exclusive residential character in the community, it is also recognized that strict application of this covenant is no longer practical or desired owing to the increased trend to conduct work from the home. Accordingly, the rules & regulations listed hereunder shall apply in lieu of the strict application of Section 102 of the Covenants:
- 3.2 Members and residents shall be permitted to conduct business and work from their homes on the condition that the existence of such business or work remains completely invisible to the community, such as an Internet business.
- 3.3 The home business or work shall not create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard, congestion to traffic flow, parking problems, or any other nuisances or hazards disturbing the peace, quiet and residential nature of the community.
- 3.4 Only persons residing in the home may be employed by a home business at the location of the home business. A home business that includes the coming and going of workers, clients, customers and other persons shall not be permitted, including childcare facilities.

- 3.5 The storage or display of materials, goods, supplies or equipment related to the operation of a home business shall not be allowed anywhere in public view.
- 3.6 There shall be no signs, marked parking spaces, or any structures supporting or indicating the presence of a home business.
- 3.7 Vehicles that are visibly in support of a home business shall be parked in the garage if at all possible. If this is not possible, only one such vehicle, not exceeding $\frac{3}{4}$ ton capacity, may be parked in the driveway at the location of the home business at any time.

4. EXTERIOR MAINTENANCE

(Covenant Reference: Sections 122 amended, 125, 127)

- 4.1 The Covenants state that the exterior of the dwelling, any accessory building, and all other structures, lawns and landscaping, walks and driveways shall be maintained in good condition, and that repairs shall be made when the effects of damage or deterioration become apparent.
- 4.2 Exterior maintenance to a property will normally not require prior approval. However, if any maintenance action on a residence or property will result in a change to the exterior appearance, such as a change in color, approval must be granted by the ACC or BOD as appropriate before the maintenance action is undertaken.
- 4.3 This section provides a list of maintenance functions that must be performed. Members and residents should note that this list is not all-inclusive.

Paint:

- 4.4 Exterior surfaces on houses and ancillary buildings must be kept in good condition. Peeling, bare, unfinished or badly faded surfaces are not acceptable. Exterior building surfaces and other painted or stained structures must be refinished periodically and before the surfaces become weather-beaten or worn off.
- 4.5 If touch-up painting results in a “spotted” or “striped” effect that is noticeable from the street, then the complete area must be repainted.

Siding & Exterior Trim:

- 4.6 Damaged or loose siding and exterior trim must be repaired or replaced and refinished to match, in color and form, the existing siding and trim.

Stucco:

- 4.7 Damaged stucco must be repaired to match the existing stucco.

Gutters & Downspouts:

- 4.8 Gutters must be kept free of debris.
- 4.9 Loose, sagging or rusted gutters and downspouts must be repaired or replaced, and then refinished.

Decks & Railings:

- 4.10 Decks and railings must be maintained with regular coats of stain, paint or preservative to maintain harmony with the residence and prevent rot, mold, or mildew.

Windows, Doors & Shutters:

- 4.11 Broken or damaged windows shall be repaired or replaced.
- 4.12 Shutters and doors shall be maintained properly with respect to structural soundness, function, and appearance.

Fences:

- 4.13 Fences shall be kept in good repair. Missing, broken or deteriorated rails, posts, or boards shall be replaced. Rotting or dilapidated fences shall be removed or replaced. Approval must be requested from the ACC for replacement fences, and such replacements must conform to the standards outlined in Article 5 of this document.
- 4.14 Fence gates shall be kept in presentable and operable condition.

Drainage Ditches adjacent to Road:

- 4.15 Drainage ditches shall be maintained so as to present a clean, well-groomed appearance.
- 4.16 Drainage ditches shall be kept free of brush, weeds and debris.
- 4.17 The placement of rocks or any other landscaping performed in ditches shall not exceed the height of the adjacent road surface, and shall not impede the drainage.
- 4.18 Culverts shall be kept open and free of soil and debris.

Mail Box Stands:

- 4.19 Mail Box Stands shall be maintained in the same manner and to the same standards as other structures on the property.

Landscaping:

- 4.20 Trees, shrubs and other vegetation shall be removed if dead or chronically diseased.

4.21 Bare or disturbed areas are not permitted and must be seeded, sodded, or repaired with landscaping materials designed for ground cover.

5. FENCES

(Covenant Reference: Section 121)

5.1 The Covenants limit fencing to privacy areas and animal control areas adjoining the primary dwelling, and emphasize that fencing along lot lines is discouraged. They also stress that no fence shall be installed without written ACC or BOD approval.

5.2 The Covenants also state that fences shall be a visual extension of the architecture of the primary dwelling, and that the finish shall be consistent with the coloration of the primary dwelling. While the wording "visual extension" provides good general guidance, literal interpretation is not considered appropriate or desired, as that would lead to brick houses requiring brick fences, stucco houses requiring stucco fences, and so on. Instead, all requests for fencing shall be judged on their individual merits based on how the style and color of the proposed fence blends with the primary dwelling, with the layout and details of the lot, and with other features on the property.

5.3 A natural wood appearance is preferred. This could include an unfinished weathered look or the use of penetrating preservatives. The use of translucent stains which alter the hue of the fence while preserving a natural wood appearance will also be considered. The use of paint or solid color stain is not acceptable. In all cases, ACC approval will be required on any finishing products.

5.4 The rules listed hereunder are consistent with the Covenants, but provide more detail. The objective of these rules is to preserve a sense of openness throughout the community while recognizing the utility of fencing in certain situations.

Fences Along Lot Lines:

5.5 Fencing is not desirable along lot lines but may be approved with justification, taking into account the views of the affected neighbors. Such fencing shall be limited to the rear and side lot lines only. No fencing shall be allowed along the front lot line. Open split rail or rail fences shall be the only acceptable types of fence along lot lines.

5.6 Sections of fence that adjoin the dwelling with a side lot line fence may be approved provided they are identical to the side lot line fence, generally run parallel to the street, and adjoin the dwelling no closer to the front of the dwelling than the mid point of the side wall.

5.7 If fences are solely for animal control, the use of "invisible" electric fences instead of physical fences is preferred and encouraged.

5.8 When invisible fences are used for animal control, a setback from lot lines is recommended in order to prevent close encounters between animals and people.

5.9 The preferred split-rail or rail fences are the standard commercial versions, exhibiting the following characteristics:

5.9.1 Vertical posts spaced evenly approximately 8-10 feet apart.

5.9.2 A maximum of three horizontal rails, spaced approximately 14 inches apart, with the top rail generally not higher than 4 feet above ground level.

5.9.3 Construction entirely of natural timber.

- 5.10 A wire mesh fabric may be attached to the inside of the fence for child or animal control, provided it does not protrude above the top rail. A quality fabric of non-corrosive material is required. It must be inconspicuous in design and color, which means it should not be noticeable at a 30-foot sight distance. Wire mesh with 2x4 inch rectangular openings is preferred. Metal chain-link fencing is not permitted. Plastic mesh is not permitted.

Privacy Area Fences:

- 5.11 The use of more opaque fences, such as spaced-picket, shadow box, dog-eared and stockade designs, may be approved for limited privacy areas adjoining the primary dwelling and away from lot lines. Such fences must not encroach on the GCA Covenant setbacks, must be no higher than six feet, and should generally not enclose an area of more than three hundred (300) square feet. The use of plantings to shield and soften the appearance of privacy area fences is encouraged, and this will be a positive factor in the approval process.

6. GARAGE DOORS

(Covenant Reference: Section 128)

- 6.1 The Covenants state that garage doors shall be kept closed except when being used to permit ingress or egress to or from the garage.
- 6.2 The strict application of this Covenant is hereby relaxed to permit garage doors to remain open during the course of activities that require regular access between the garage and the outdoors, such as lawn maintenance, landscaping, home repairs and car washing.

7. HOLIDAY DECORATIONS

(Covenant Reference: Section 127)

- 7.1 Holiday decorations are appropriate to our community, and are permitted subject to the guidance provided hereunder.
- 7.2 Christmas decorations may be displayed after Thanksgiving Day, and they must be removed no later than 1 February.
- 7.3 The display of decorations for other holidays is permitted from three weeks before the holiday until one week after the holiday.
- 7.4 Holiday decorations that in the opinion of the BOD are gaudy or in bad taste shall not be permitted.

8. LANDSCAPING

(Covenant Reference: Sections 122, 122 amended, 138)

- 8.1 Section 138 of the Covenants requires written GCA approval of all landscaping projects. Section 122 states that landscaping should include areas of natural vegetation; that the preservation of existing trees, scrub oak and other natural vegetation is intended; that no existing trees, surface boulders, or scrub oak shall be removed from any lot unless required by construction activity; and that the use of gravel, small rocks, and paving as landscape materials is not desirable. In all such cases, approval by the Declarant is required. Section 122 (amended) adds that a property's landscape plan shall include the installation and ongoing maintenance by the homeowner of sod in the drainage ditch between the house and adjacent street from the edge of the asphalt back to the lot.
- 8.2 Colorado Revised Statute § 37-60-126 (11) (a) states that provisions by Covenants that limit xeriscape or use of drought-tolerant vegetative landscape or require cultivated vegetation to consist exclusively or primarily of turf grass are contrary to public policy and thus unenforceable. Colorado Revised Statute § 38-33.3-106.5 (1) (e) limits the ability of HOAs to prohibit the removal of trees, shrubs, and other vegetation in order to create a defensible space around a dwelling for fire mitigation purposes.
- 8.3 The following rules are consistent with Colorado law and shall apply to Gleneagle in lieu of strict application of the Covenants:
 - 8.3.1 In light of increasing concerns about water conservation, the GCA will no longer require the use of turf grass in landscaping. In lieu, a selection of attractive drought-resistant vegetation may be substituted. This may be blended with areas of mulch, stones or gravel as appropriate. More detailed guidance is provided hereunder.
 - 8.3.2 Landscaping plans that exhibit an attractive blend of materials will generally be approved. Accepted materials include, inter alia, cultivated vegetation, natural vegetation, turf grass, natural grasses, drought-tolerant plants, mulch, boulders, rocks, stones, and gravel. The use of professional landscape architects is encouraged.
 - 8.3.3 The use of rocks, gravel and stones can be attractive accent features in a landscape plan, but large areas of rock, gravel and stones are not considered attractive as predominant landscape features, as they will not harmonize with the overall appearance desired in the Gleneagle community. Accordingly, the proportion of rock, gravel or stones covering any section of the lot (front, rear, sides) shall generally not exceed one third of that section.
 - 8.3.4 Lining drainage ditches between the street and lot with boulders, rocks, and stones in lieu of turf grass will generally be approved.
 - 8.3.5 Changes to existing landscaping will require prior written approval by the ACC. Detailed plans must be submitted to the ACC for review. Factors such as safety, drainage and impact on neighbors will be considered in the review process.
 - 8.3.6 The removal of trees, shrubs and other vegetation from the vicinity of a dwelling to lessen the dangers of fire will be approved, if documented in plans drawn up by a suitable professional.

9. MOTOR VEHICLES

(Covenant Reference: Sections 115, 137 d)

Overnight Parking:

- 9.1 The Covenants state that no private passenger motor vehicles or pick-up trucks shall be parked overnight on any street or on any driveway or other off-street space on any lot except in a completely enclosed garage structure or adequately screened in a manner approved by the Declarant. The site improvements on each lot shall include adequate driveway space for temporary parking of two private passenger motor vehicles.
- 9.2 In 1999, the GCA Board authorized overnight driveway parking of personal transportation vehicles without any restrictions. Since then, the privilege of driveway parking has been abused in a number of instances to the extent that three or four vehicles are often observed in some driveways on a regular basis. This practice detracts seriously from the appearance of the neighborhood. Accordingly, the unrestricted approval of overnight driveway parking is hereby rescinded, and the following rules & regulations shall apply instead.
- 9.3 To the extent possible, residents are expected to park their vehicles in their garages at all times.
- 9.4 Residents will normally be permitted to park no more than two personal transportation vehicles in the driveway overnight. Exceptions may be granted when the number of vehicles possessed by the household exceeds the number of garage bays of the house by more than two. The use of garage bays for storage that causes more than two vehicles to be parked regularly in the driveway will normally not be adequate justification for such driveway parking. Commercial storage is available nearby to accommodate household items being stored in garages.
- 9.5 In addition to two resident vehicles, guests will be permitted to park their passenger vehicles in driveways for visits lasting up to two weeks. For longer visits, approval must be requested from the Covenant Control Committee if the total number of vehicles parked in the driveway will exceed two.

Commercial and "Work" vehicles:

- 9.6 Residents who commute to/from work in vehicles that are visibly of a commercial or work nature shall park them in the garage if at all possible. If this is not possible, only one such vehicle, not exceeding $\frac{3}{4}$ ton capacity, may be parked in the driveway at any time.

Motorcycles:

- 9.7 Section 137 c of the covenants does not allow driveway parking of motorcycles. Notwithstanding this restriction, motorcycles may be parked in driveways provided they are included in the limit of "two" detailed in Section 9.4.

Inoperable Vehicles:

- 9.8 In addition to stripped down, partially wrecked, and junk motor vehicles, Section 137 d of the Covenants is interpreted to include inoperable vehicles and vehicles without a current registration. Such vehicles must be stored in the garage, out of sight within an approved enclosure, or otherwise off the lot.

10. NUISANCES ON PROPERTY
(Covenant Reference: Section 132)

- 10.1 The Covenants provide that nothing shall be done or permitted on any lot that may be or become an annoyance or nuisance to the neighborhood. No noxious or offensive activities shall be conducted upon any property.
- 10.2 Lawnmowers, trimmers, and other such equipment, contractors, and construction equipment producing loud noise to neighbors must not be operated prior to 8:00 am nor after 8:00 pm on any day of the week, in consideration for neighbors.

11. PERMANENT ACCESSORY BUILDINGS
(Covenant Reference: Sections 103, 118, 123)

- 11.1 Section 103 states that no structure shall be erected within the subdivision except single-family dwellings and those accessory buildings and structures that have been approved by the Declarant. Section 123 states that any accessory building or structure shall harmonize in appearance with the dwelling situated on the same lot.
- 11.2 These rules interpret the covenants regarding the approval, size, and location of permanent accessory buildings.

Approval:

- 11.3 Permanent accessory buildings require written approval by the ACC or BOD as appropriate prior to installation. Detailed plans shall be submitted to the ACC for review, and they must detail: architecture, building materials, dimensions, colors, location, landscape accommodations, timeframe of project, plus other relevant factors.
- 11.4 Building materials, colors, architecture, dimensions, and location must harmonize with the dwelling.

Size & Location:

- 11.5 The footprint of accessory buildings shall generally not exceed 120 square feet. The height of the structure shall generally not exceed its length. The Covenant height limit of 18 feet shall not be exceeded.

- 11.6 Size and location must be such that the structure does not materially affect the views of neighbors and is generally unobtrusive. Locations close to or attached to the dwelling in the rear or concealed by trees or other plantings are preferred. Locations that do not detract from the openness desired in Gleneagle are preferred. Locations ahead of the dwelling towards the road will generally not be approved.
- 11.7 Locations must not encroach on the lot setbacks.

12. PLAYGROUND & SPORTS EQUIPMENT
(Covenant Reference: Sections 103, 104, 123)

- 12.1 Playground & sports equipment shall be classified as either permanent or temporary structures, and as such shall be governed by the Covenants, which state that no structures, permanent or temporary, shall be erected or placed on any lot without prior approval by the Declarant. The Covenants state further that all structures shall harmonize in appearance with the dwelling.
- 12.2 These rules interpret the Covenants regarding the approval, appearance, size & location, and storage of playground & sports equipment.

Approval Requirements:

- 12.3 Playground & sports equipment installed as permanent fixtures on a lot require specific written approval by the ACC prior to installation. This shall include permanent play sets, basketball hoops, hot tubs, pools, and other similar permanent structures.
- 12.4 Specific approval by the ACC is not required for the placement of movable playground & sports equipment provided the related rules & regulations detailed hereunder are observed strictly. This shall include: movable basketball hoops; trampolines; soccer, golf and volleyball nets; skateboard ramps; above ground pools; plus all other movable equipment of similar size and visibility.

Appearance Standards:

- 12.5 Playground & sports equipment must be tasteful in appearance. Equipment that clashes unduly with the dwelling or with its immediate surroundings shall not be permitted.
- 12.6 Playground & sports equipment finished in subdued colors that blend with the surroundings is preferred. Bright garish colors or fluorescent finishes shall not be permitted.
- 12.7 Playground & sports equipment considered obtrusive by the BOD shall not be permitted.

Size & Location:

- 12.8 The size and location of playground & sports equipment must be such that the structure does not materially affect the views of neighbors. The location shall be as unobtrusive as

possible, ideally directly behind the house to provide maximum shielding from public view.

- 12.9 Playground & sports equipment shall not be placed within 15 feet of the rear and side lot lines.
- 12.10 Playground & sports equipment shall not be placed in front yards, the only exceptions being basketball hoops, skateboard ramps, and other items requiring the use of driveways as playing surfaces.
- 12.11 Basketball hoops may be placed on or adjacent to driveways, preferably as close to the house / garage as possible.
- 12.12 For safety reasons, basketball hoops shall not be placed on or adjacent to any streets, or anywhere in the County street right-of-way.
- 12.13 Skateboard ramps may be placed in driveways only when in actual use and preferably as close to the house / garage as possible. Skateboard ramps must be stored out of public view when not in use.

Condition:

- 12.14 Playground & Sports equipment shall be maintained in good repair. Surfaces must be refinished when the effects of use and other deterioration become apparent.

Storage:

- 12.15 Movable playground & sports equipment that is easy to erect and take down, such as nets, shall be taken down and stored out of public view when not in use for one week or longer and when residents are away for one week or longer.
- 12.16 Movable playground & sports equipment that is difficult to erect and take down, such as basketball hoops and trampolines, may remain erected from the start of the active use season until the end of the active use season. The active use season will vary from one person to another and also depend on the particular equipment. Members and residents are expected act in the spirit of this rule and use sound judgment in deciding when to erect and take down playground & sports equipment of this nature. When not in season, playground & sports equipment of this nature shall be stored out of public view.

13. ROOFING MATERIALS

(Covenant Reference: Section 120 e)

- 13.1 The Covenants specify the use of wood shakes, wood shingles, tile, slate, copper, or such other materials as may be approved by the Declarant. They expressly exclude asphalt materials.
- 13.2 In 1999, the use of wood shakes and wood shingles was discouraged because of poor fire resistance and continuous maintenance requirements. The other materials listed in the

Covenants continued to be acceptable, and routine approval was also provided for fiberglass composite shingles meeting specified standards.

- 13.3 There are now many materials on the market offering an attractive tailored appearance combined with excellent fire and wind resistance and a longer life. In light of these developments, the following rules & regulations shall apply.
- 13.4 Use of wood shakes and wood shingles is strongly discouraged for new or replacement roofs, as they present a serious fire hazard, quickly lose their attractiveness, and require continuous maintenance and upkeep.
- 13.5 In addition to the materials specified in the covenants, manufactured shingles that are high-definition (resembling three-dimensional shingles), architectural-grade, 40-year warranty or better, in the colors of either gray or brown earth tones will generally be approved.
- 13.6 The roofing standards detailed in this section shall apply to the dwelling as well as to all accessory buildings and structures using roofing materials.
- 13.7 Replacement of roofing will require prior written approval by the ACC prior to installation. Requests must include the shingle brand name, model, style, color, and a physical sample.

14. SIGNS

(Covenant Reference: Section 137 f)

- 14.1 The Covenants prohibit the use of any signs on any lot or structure except for the following types of signs: real estate signs (one only), sign identifying occupant and address, signs necessary to advise of rules and regulations, signs to caution or warn of danger, and signs required by law. All permitted signs must be professionally painted, lettered, and constructed.
- 14.2 These rules elaborate on the use of signs.

Real Estate signs:

- 14.3 One sign may be posted on the owner's property to advertise it for sale and/or rent. If the property is advertised for sale and rent at the same time with two different companies, each company may place one sign.
- 14.4 No directional advertisement signs shall be allowed on any street corners or at any other locations.

Personal Signs:

- 14.5 Personal signs for special events (garage sales, birthday parties, etc.) may be placed on Properties, but only for short durations (no longer than 3 days).

Business Signs:

- 14.6 Contractors have a habit of placing signs on properties when they do work. Signs of this nature are not permitted under any circumstances. Owners are responsible for the immediate removal of any such signs placed by their contractors.
- 14.7 County ordinances do not allow personal or business signs on any county road or right-of-way. County authorities have empowered the GCA to enforce these ordinances.

Security Signs:

- 14.8 Each property shall be allowed one security sign limited to one square foot in size.

Special Signs:

- 14.9 Residents requiring special signs for matters such as safety, or to meet other requirements, must request approval from the ACC before such signs can be placed. Signs of this nature shall be professionally prepared and be limited to one square foot in size. Only one sign per subject can be placed unless the law prescribes otherwise.

Political Signs:

- 14.10 Colorado Revised Statute § 38-33.3-106.5 (1) (c) (I) provides for the placement of political signs at election time. Such signs shall be permitted on private property subject to the provisions detailed hereunder, which are consistent with Colorado law.
- 14.11 Political signs may be placed no earlier than 45 days prior to the election, and must be removed no later than 7 days after the election.
- 14.12 No more than one sign per office or issue may be placed on any property.
- 14.13 The maximum size of any sign shall be 36x48 inches.

15. TRAILERS & RECREATIONAL VEHICLES (RVs)
(Covenant Reference: Sections 115, 137 c, 123)

- 15.1 The Covenant state that no trailers or RVs shall be parked on any street or within any lot except in a completely enclosed structure, or fully screened in a manner approved by the Declarant so as not to be visible at ground level from any neighboring property or street. Strict compliance with this covenant has proven impractical, and therefore the provisions of Section 15.8 shall apply instead.
- 15.2 Items governed by this Section shall include: campers, mobile homes, motor homes, boats, horse trailers, plus any similar objects and supporting paraphernalia.
- 15.3 The Covenants do not address the occasional need to bring trailers & recreational vehicles to the residence for various reasons, and so the rules regarding the parking of

trailers and RVs have been relaxed to provide for temporary parking as detailed hereunder. Guidance is also provided concerning the storage of trailers & RVs.

Parking:

- 15.4 Temporary parking on the driveway for preparation, loading, unloading, etc. of resident-owned trailers and RVs shall be allowed for a maximum of three days before and after each trip. The aggregate shall not exceed nine days per calendar month.
- 15.5 Trailers and RVs shall not be permitted to park on the street at any time due to traffic safety considerations. This applies to both residents and guests.
- 15.6 Temporary parking of trailers and RVs belonging to guests of residents shall be allowed in the driveway for a maximum of three days.

Storage:

- 15.7 Storage of trailers & RVs on the lot is highly discouraged. Instead, storage at one of many nearby commercial storage facilities is encouraged. Storage on the lot will only be permitted in a completely enclosed structure as detailed hereunder, or otherwise screened. Enclosed structures and screening plans require prior written approval.
- 15.7 Requests for Permanent Enclosed Structures or other methods to completely screen trailers and RVs on the lot must be submitted to the ACC for approval. Detailed plans must include dimensions, materials, colors, sight lines to all affected neighbors and the street. Designs must harmonize with the house and other features on the lot.
- 15.8 Permanent Enclosed Structures must generally meet the following criteria:
 - 15.81 Constructed adjacent to the house with a location and configuration that maximizes concealment by the house and other property features from public view
 - 15.82 The location must not encroach on the Gleneagle setbacks.
 - 15.83 The size of Permanent Enclosed Structures shall be limited to a maximum of 24 feet in length, 12 feet in width, and 6 feet in height. Trailers and RVs requiring larger enclosures may not be stored within the GCA area. In addition, enclosures shall only be large enough to enclose the trailer or RV at issue.
 - 15.84 Opaque structures, such as spaced-picket, shadow box, dog-eared and stockade designs to conceal the enclosed object are generally acceptable.
 - 15.85 Incorporation of vegetation or landscaping to screen the enclosure will be required.

16. WEEDS & BRUSH

(Covenant Reference: Sections 122 amended, 127, 134)

- 16.1 The GCA rules & regulations regarding weeds & brush are consistent with Colorado Revised Statute § 30-15-401 and El Paso County Ordinance 06-03, which serve to protect the health, safety and welfare of citizens and residents by eliminating and controlling the growth and proliferation of weeds and brush on residential lots.
- 16.2 El Paso County Ordinance 06-03 was enacted in part because county residents were experiencing problems arising from weeds and brush on adjacent or nearby properties. The GCA Rules & Regulations are established in part for these same reasons.
- 16.3 Weeds shall not be allowed to proliferate on any lot. Owners and residents are expected to use appropriate and effective weed control measures. Properties where weeds are present in significant numbers and exceeding one foot in height will be deemed a nuisance to neighboring properties and to the community as a whole.
- 16.4 Brush includes any bush, shrub, or tree that has been allowed to grow wild and no longer harmonizes with the property. Brush often develops multi-cane or multi-trunk characteristics. Properties where brush is allowed to proliferate more than two feet in height will be deemed a nuisance to neighboring properties and to the community as a whole. Scrub Oak is an elemental characteristic of our community, and shall not be considered as brush.
- 16.5 Properties that have been deemed a nuisance because of the excessive presence of weeds and/or brush as described above will be cited in violation of the covenants. If corrective action is not taken, such properties will be reported to the appropriate county authorities as being in violation of El Paso County Ordinance 06-03.
- 16.6 Weeds and brush that are growing in such locations that they obstruct, obscure, impede line of sight, or otherwise impede pedestrian or vehicular traffic along streets shall be reported to the appropriate county authorities as a traffic hazard, and immediate removal may be directed.
- 16.7 Members and residents are required to maintain the area between their front lot line and the paved road surface in an attractive state, including ditches. This maintenance responsibility includes the timely removal of weeds and brush from these areas.