

## STONEY RIDGE PUD RULES AND REGULATIONS

The Executive Board of the Stoney Ridge Homeowners Association, Inc. (the “Association”) hereby makes the following findings and adopts the following Rules and Regulations on this 25<sup>th</sup> day of July, 2022.

### **Findings:**

The Executive Board (“Board”) hereby makes the following findings with regard to these Rules and Regulations:

A. Pursuant to the duly enacted and recorded Stoney Ridge PUD Declaration of the Common Interest Community (“Covenants”) the Association has reserved to the Board the authority to adopt Rules and Regulations for the purpose of implementing, supplementing or otherwise carrying out the purposes and intentions of the Covenants.

B. Certain covenants, conditions and restrictions contained in the Covenants require interpretation and explanation in order to provide functional guidelines for the homeowners in the Association to conduct their affairs with regard to the units in the Association.

C. Adherence to clear, concise and functional covenants, conditions, restrictions, and rules and regulations enhance property value for the units in the Association by maintaining the common theme, appearance, and style of the Stoney Ridge PUD.

D. Having clear, concise, and functional covenants, conditions, restrictions, and rules and regulations allow homeowners to conform their conduct and avoid conflicts with other unit owners.

E. Certain practices, activities and actions by certain lot owners are not in accordance with the original purpose and intent of the Covenants, have created disputes between lot owners, and have detracted from or diminished the property values of the units in the Association.

F. Enacting and enforcing rules and regulations consistent with the Covenants, will help maintain the common theme, appearance, and style of the units within the Stoney Ridge PUD, maintain and enhance property values and provide for the orderly coexistence of lot owners with each other.

G. Each owner is considered to have received constructive notice of the Rules and Regulations as adopted by the Association Executive Board. Owners are to furnish a copy of the Rules and Regulations to tenants before executing leases.

The Stoney Ridge PUD Declaration of Colorado Common Interest Community (Covenants) provides:

Section III Use Restrictions, V. Vehicles:

V. VEHICLES:

1. The minimum number of off-street parking spaces as required by the SMC shall be maintained on each lot.
2. Only operable and currently licensable vehicles shall be kept of maintained on any lot unless enclosed in a garage or other screened area.
3. Recreational vehicles and commercial vehicles shall not be parked on the public streets of the community for more than 72 hours at one time, or as otherwise required by SMC.
4. No dependent vehicles (trailers or other towed vehicles) shall be parked on the public street unless attached to a towing vehicle.
5. Recreational vehicles, trailers, campers, snowmobiles, other sports utility machinery or other moderately sized equipment or machinery may be stored on a lot, if done so in a neat, orderly and well-maintained manner. Covered and/or screened storage areas or landscape screening are required from streets and alleys.

Pursuant to the authority granted to the Board in the Covenants, the Board hereby adopts the following Rules and Regulations:

Section III: Use Restrictions, V: Vehicles as follows:

Definitions:

- a) 5. Vehicles shall additionally include all-terrain vehicles (ATV), off highway vehicles (OHV), utility terrain vehicles (UTV), boats, and commercial machinery. All items listed in this section shall be collectively defined as "Trailers".
- b) "Screened" is defined as behind privacy fencing, being a 6-foot fence which provides a visual barrier from both streets and alleys within the Stoney Ridge PUD, and which is approved by the Architectural Control Committee (ACC).
- c) "Covered" is defined as a garage or carport type structure or commercially available, manufactured item intended and designed for the specific purpose of concealing vehicles (vehicles are as defined in the covenants). A cover shall not include a tarp, canvas, oilcloth, sheet, or any other makeshift item, of any color. A cover shall be approved by the ACC.
- d) "Landscape screening" is optional and is in addition to "Screened" or "Covered"
- e) "Stored" is defined as a vehicle or "Trailer" remaining on a lot, when not actively in use for its intended purpose, and in compliance with the Silt Municipal Code (SMC). If stored, a vehicle or "Trailer" must not remain on the lot unless "Screened" or "Covered" for more than 2

consecutive days. In no instance will trailer storage of waste material, to include but not limited to, yard waste, construction waste, or other refuse, on the lot, be allowed for more than 7 consecutive days and a total of 7 days in a month while actively working a project. If an ongoing project, a variance may be requested from the ACC.

Examples: a residential "Trailer" is considered "Stored", except when it is actually being prepared for a trip or unloading after a trip. A commercial "Trailer" is considered "Stored", except when it is being used on a daily basis or minimum of 4 days per week outside the HOA.

f) Lots with physical size limitation preventing "Screened" or "Covered" may apply to the Architectural Control Committee for a variance.

i. As such, if a homeowner has access to a portion of a lot in which can be "Screened" and can comply with the ACC guidelines set forth in the covenants, the homeowner shall use this space to store vehicles and "Trailers", as they are outlined in Section III: Use Restrictions, subsection V: Vehicles. If a homeowner does not have such access a "Cover" may be used if approved by the ACC.

ii. Provided a homeowner has multiple vehicles or "Trailers", all must remain "Screened". If a homeowner has more than one, a variance may be requested from the ACC for a maximum of ONE to be allowed in the driveway which must be covered.

The Executive Board has set up a procedure to handle violations by owners or tenants. They are outlined in the Policy and Procedure for the Enforcement of the Declaration, By laws and Rules and Regulations.

Adopted by the Board of Directors this 25<sup>th</sup> day of July 2022.

I/we understand and agree that as owners, if we choose to lease our property, we are responsible for violations and fines imposed as a result of our tenants' actions.

\_\_\_\_\_  
Owners Signature

\_\_\_\_\_  
Owners Signature

\_\_\_\_\_  
Address