

**PIONEER HILLS OWNERS ASSOCIATION, INC.
AMENDMENT TO THE RESOLUTION REGARDING
GENERAL RULES AND REGULATIONS**

The following Amendment of the Rules and Regulations supersedes all previously adopted Rules and Regulations pursuant to C.R.S. § 38-33.3-302 .

Purpose: To adopt a policy setting forth general rules and regulations procedures for the enforcement of covenants, conditions & restrictions.

WHEREAS, the Colorado Common Interest Ownership Act, in C.R.S. 38-22.3-209.5 and 38-22.3-302, encourages common interest communities to adopt protocols governing amending policies and rules; and

WHEREAS, The “Declaration For Pioneer Hills”, Section 4.1 states the Association Board has the obligation to power necessary or desirable to further the common interests of the Members, to Maintain and Repair the Common Elements and to improve and enhance the attractiveness, desirability and safety of the Community; and

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following General Rules and Regulations;

ARTICLE I

PREFACE

1. SCOPE

1.1. This document, “Pioneer Hills Owners Association Rules and Regulations”, is not all inclusive of rules, regulations and restrictions applicable to the Community.

1.2. This document supplements other governing documents, including but not limited to:

1.2.1. Articles of Incorporation;

- 1.2.2. Community Declarations, as amended;
- 1.2.3. The Bylaws;
- 1.2.4. Various Policies as created by the Board of Directors

2. VIOLATIONS AND DISPUTE RESOLUTION

2.1. Violations will be handled in accordance with:

- 2.1.1. “Amended Resolution of the Pioneer Hills Owners Association, Inc. Regarding Policies and Procedures for Covenant Enforcement” (“Policy for Covenant Enforcement”);
- 2.1.2. “Amended Resolution of the Pioneer Hills Owners Association, Inc. Regarding Dispute Resolution” (“Policy for Dispute Resolution”).

3. ADDITIONAL SPECIFIC RULES DOCUMENTS

3.1. Architecture and Landscape

- 3.1.1. “Architectural and Landscape Design Rules”

3.2. Swimming Pool

- 3.2.1. “Pool Rules and Regulations”

3.3. Satellite Dishes and Antennas

- 3.3.1. OTARD
- 3.3.2. Amateur
- 3.3.3. Citizens Band Radio

ARTICLE II
RULES AND REGULATIONS

1. Pets

1.1. Rules already exist under Article 11.4 of the Community Declarations.

2. Garage/Estate Sales

2.1. Garage/Estate and related sales are not allowed in Townhome or Paired Home neighborhoods.

2.2. The following applies to the Single family Neighborhood I:

2.2.1. All items for sale are personal household goods;

2.2.2. No items shall have been purchased for re-sale;

2.2.3. The sale is held in such a manner so as to not disturb other residents of the community;

2.2.4. Sales must be limited to two (2) times per year per household;

2.2.5. Sale days are limited to two (2) consecutive days;

2.2.6. Sale times cannot begin prior to 8:00am and must close no later than 6:00pm;

2.2.7. Any and all advertising must be removed no later than the end of the last sale day.

3. BBQ's, Grills, Smokers

3.1. Fire safety measures shall be adhered to in locating devices;

3.2. Devices must be supervised at all times;

3.3. ONLY “ANSI/UL Outdoor Certified” devices are permitted outdoors;

3.4. Single Family Neighborhoods (NI and NIV)

3.4.1. Only gas or electric BBQ's/grills are permitted;

3.4.2. Devices must be contained within the rear yard;

3.4.3. Devices must be located no closer than eight (8) feet from a property line.

3.5. Townhome Neighborhoods (NII, NIII)

3.5.1. Any device that utilizes chips, pellets, coals or other materials that produce embers is prohibited;

3.5.2. Use is restricted to ONLY rear decks;

3.5.3. Devices are prohibited on all common areas and limited common areas.

4. Chimineas, Fire Pits, Outdoor/Patio Heating Devices

- 4.1. Fire safety measures shall be adhered to in locating and supervising the use of such devices.
- 4.2. ONLY “ANSI/UL Outdoor Certified” devices are permitted outdoors;
- 4.3. Single Family Neighborhoods (NI and NIV)
 - 4.3.1. Devices must be contained within the rear yard;
 - 4.3.2. Devices must be located no closer than eight (8) feet from a property line.
- 4.4. Townhome and Paired Home Neighborhoods (NII, NIII and NIV)
 - 4.4.1. Any device that utilizes chips, pellets, coals or other materials that produce embers is prohibited;
 - 4.4.2. Device use is restricted to ONLY rear decks;
 - 4.4.3. Devices are prohibited on all common areas and limited common areas.

5. Trash/Recycle

- 5.1. Trash/Recycle collection is contracted for the community by the Association. Homeowners are not permitted to independently contract for such service.
- 5.2. Trash/Recycle containers cannot be placed out earlier than 5:00pm the prior to pick up. [Aurora Municipal Code § 114-29(c)]
- 5.3. Trash/Recycle containers must be removed and placed back in storage with 12 hours of collection. [Aurora Municipal Code §114-29(c)]
- 5.4. Except when placed for pickup in accordance to the Paragraphs 2 and 3, above, trash/recycle containers shall be placed behind a privacy fence or in a garage. [Aurora Municipal Code § 114-27(a)]
- 5.5. Trash/recycle must be contained, bundled, boxed, or otherwise packaged such that it will not be accidentally dispersed by wind.
- 5.6. Dumpsters and roll-offs are not permitted without prior approval from the Architectural Review Committee and will be removed immediately by the Association at homeowner’s expense without prior approval.

6. Signs and Signage

6.1. General

- 6.1.1. The following is in addition to restrictions found at Article 11.6(a) of the Community Declarations;

6.1.2. No animated, backlit or front-illuminated signs are permitted.

6.1.3. All other signs require the prior written approval of the Committee or as otherwise expressly permitted by law.

6.2. Business

6.2.1. No signs advertising or otherwise indicating that a business is being conducted within a home are permitted;

6.3. Political

6.3.1. The following is in addition to restrictions found in the Act at C.R.S. § 38-33.3-106-5(c);

6.3.2. Must remain within owner's property lines;

6.3.3. Political signs may NOT be placed on any common or limited common area

7. Seasonal Decorations

7.1. Materials must be in good taste as deemed solely by the Board of Directors;

7.2. December holiday lighting may be commercially installed as early as November 1st but may not be lit until the day after Thanksgiving;

7.3. With the exception lighting described in 7.2, above, no decorations may be installed earlier than 30 days prior to the holiday and must be removed within 30 days following the holiday;

7.4. Sensitivity to light levels should be applied when installing decorative holiday lighting;

7.5. Spotlights may not be directed toward neighboring homes;

7.6. Decorations for any other holiday may be displayed no more than two (2) weeks prior to the holiday and must be removed within one (1) week following the holiday.

8. Lights and lighting

8.1. The following is in addition to restrictions found at Article 11.6(g) of the Community Declarations;

8.2. General

8.2.1. No light shall be emitted from any Lot which is unreasonably bright or causes unreasonable glare.

8.2.2. All exterior lighting must be approved by the Committee prior to installation and also must be in accordance with the following guidelines:

8.2.2.1. All lighting, including any security type fixture, must be directed downwards and the light “cone” created must be contained within the property boundaries to avoid a glare source to neighboring properties

8.2.2.2. Walkway lighting must be directed to the ground and shall not exceed 24” in height

8.2.2.3. Lighting fixtures shall match other exterior fixtures so as to be less obtrusive.

8.3. Townhome and Paired Home Neighborhoods

8.3.1. Homeowners are responsible for the immediate and exact replacement of bulbs in the exterior light fixtures on garages.

9. Vehicles and Parking

9.1. Vehicles and parking are addressed in the Community Declarations, ARTICLE XI Paragraph 11.7 and ARTICLE XII Paragraph 12.6(d).

10. Business Activities/Residential Uses

10.1. The following is in addition to restrictions found at Article 11.3 of the Community Declarations;

10.2. Notwithstanding the foregoing, however, Owners may conduct business activities within their homes provided that all of the following conditions are satisfied, as determined by the Board:

10.2.1. The business conducted is clearly secondary to the residential use of the home and is conducted entirely within the home;

10.2.2. The existence or operation of the business is not detectable from outside of the home by sight, sound, smell or otherwise, or by the existence of signs indicating that a business is being conducted;

10.2.3. The business does not result in an undue volume of traffic or parking within the Community;

10.2.4. The business conforms to all zoning provisions and is lawful in nature;

10.2.5. The business conforms to all Association rules and regulations and policies and procedures;

11. Decks & Patios

- 11.1. Only furniture and fixtures designed for outdoor deck or patio use may remain on the deck or patio when not in use. Unacceptable furniture includes, but is not limited to, indoor couches, chairs and tables;
- 11.2. All items on patios and decks must be maintained in acceptable repair and appearance;
- 11.3. The storage of household items, including indoor appliances, on decks and patios is prohibited;
- 11.4. Storage benches or boxes made of materials specifically designed for outdoor patio storage of cushions, etc., and not exceeding 32" in height are allowed;
- 11.5. The overnight storage of toys, bicycles, etc. on patios and decks is prohibited;
- 11.6. The storage of trash, trash cans or trash receptacles on patios and decks is prohibited;
- 11.7. Rugs, clothing or any other household items shall not be hung from any window, balcony, or deck;
- 11.8. Any equipment that is subject to flight in high winds must be properly anchored to the patio or deck or otherwise stored safely;
- 11.9. Over-sized umbrellas must be secured to the floor of the patio or deck and closed when not in use and unattended.
- 11.10. Deck or party lights, must comply with Article 11.6(g) of the Community Declaration of Pioneer Hills which requires low voltage wattage which is not to be unreasonably intrusive to the neighbors around you and must be extinguished no later than 10:00p.m.
- 11.11. Radios, music or T.V. volumes should be kept at a level as to not unreasonably disturb neighbors, and must be muted to very low volume by 10:00 p.m.
- 11.12. No unattended animal shall be allowed on any deck or patio and shall not be tied to a deck or patio or allowed free use of a deck or patio without proper supervision.
- 11.13. The use of a patio or deck as a pet potty or relief area is prohibited.
- 11.14. No pet waste of any kind is allowed on any patio or deck. If defecation occurs, pet waste must be removed immediately.
- 11.15. **TRANFERRING TO OR LEAVING PET WASTE ON COMMON PROPERTY WILL RESULT IN A FINE.**

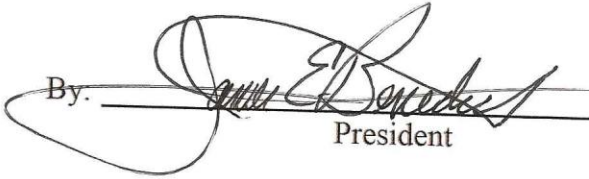
11.16. No litter box, dog house, pet house, or pet food storage bins will be allowed on any patio or deck.

11.17. Food or water for pets shall not be unattended on a patio or deck.

11.18. Wildlife seed or food on patios and decks is prohibited.

(signatures on next page)

PIONEER HILLS OWNERS ASSOCIATION, INC.

By: 
President

This Resolution regarding General Rules and Regulations was adopted by the Board of Directors on the 13th day of February, 2019, effective on the 13th day of February, 2019 and is attested to by the Secretary of PIONEER HILLS OWNERS ASSOCIATION, INC.

By: 
Secretary