

ADOPTED AMENDMENTS TO RULES AND REGULATIONS - Move-in, Move-out

ORIGINAL: Both moving-in and moving-out (MI-MO) generate excess cardboard and trash. When anyone in the process of MI-MO overfills the garbage containers, it disrupts the lives of the other residents. Having 15-30 other families impacted by one family is not equitable. Responsible MI-MOs will add their debris to the garbage and/or recycling bins over the course of several weeks so as not to overload capacity of the dumpsters and recycling bins. Anyone who overloads the dumpsters will be charged a labor rate of \$50.00 per hour for the purpose of handling the overload, and a fine of \$50.00 for overloading the dumpsters and/or recycling bins.

AMENDED: Both moving-in and moving out (MI-MO) generate excess cardboard and trash. **Overfilling the trash dumpsters and recycling containers disrupts the lives of the other residents, and is not equitable.** Responsible MI-MOs will add their debris to the trash dumpsters and recycling containers over the course of several weeks to avoid overloading them. **Furniture, mattresses/boxsprings and the like, are NOT to be left at the trash stations; their disposal is the owners' responsibility (consider calling Waste management 247-1821, Habitat for Humanity 382-2215, or Humane Society Thrift Store 259-2847).** Unit owners will be charged a labor rate of \$50.00 per hour, plus any disposal fees, and possibly a fine, for improper disposal of furniture, trash, or recyclables by the owners or their tenants.

Adopted May 13, 2014

ADOPTED AMENDMENTS TO RULES AND REGULATIONS - Noise

ORIGINAL: We live in a residential community, and noise is ever present in our environment. The HOA has quiet hours for residents that begin at 9:00 pm to 7:00 am the following morning.

Residents and guests who do not respect the quiet hours will be referred to the Durango Police Department for intervention and possible arrest.

Contractors working on-site will abide by the following quiet hours: 7:00 pm to 8:00 am; contractors not abiding by this schedule can be prohibited from working on site.

Vehicle operators are asked to keep radios turned down when driving in the HOA. The music you love is not necessarily appreciated by your neighbors.

Anyone being disturbed by a noise from a neighbor, guest or another person is encouraged to call dispatch at 385-2900 and report the disturbance. Your identity is protected when you make this call. If you are disturbed during the non-quiet hours, it is your right to call Dispatch and report the noise.

AMENDED THIRD, FOURTH, and FIFTH PARAGRAPHS: **With the exception of maintenance necessary for community safety, contractors and cleaning services working on-site will respect quiet hours from 7:00 pm to 8:00 am;** contractors not abiding by this schedule can be prohibited from working on site. **Quiet means no power tools or loud trucks.**

Vehicle operators are asked to keep radios turned down when driving in the HOA. The music you love is not necessarily appreciated by your neighbors. **Acceptable levels do not result in complaints from residents.**

Anyone disturbed by noise from a neighbor, guest or another person, ***or a neighbor's pet*** is encouraged to call dispatch at 385-2900 to report the disturbance. Your identity is protected when you make this call. ***Even*** if you are **disturbed during the NON-QUIET hours**, it is your right to call Dispatch and report the noise.

Adopted May 13, 2014

ADOPTED AMENDMENTS TO RULES AND REGULATIONS - Landscaping of Private Property in Public Areas

ORIGINAL: Unit owners whose "back yards" are visible from GCE roadways and parking areas are responsible for maintaining their properties in a manner consistent with the other public space areas in the HOA. This includes weeding, trimming trees, and keeping vegetative cover watered and appropriately landscaped.

Unit owners who do not maintain their property as described above will be given one warning to correct the deficiency, and if the deficiency is not corrected, the HOA will either perform the necessary corrective actions or hire it out. Owners will be charged a labor rate of \$50.00 per hour for the landscaping work and a fine of \$50.00 for not complying with the CCRs and Rules.

AMENDED: Landscaping, ***Maintenance, and Use*** of Private Property

Per the CCR's, all the area within the boundaries of a unit owner's lot, other than the townhome structure and driveway, are designated as the unit owner's "back yard" (whether or not the area is actually behind the townhome structure).

Unit owners are responsible for maintaining "back yards" in an attractive, clean manner, consistent with general common area in the HOA, so as not to become an annoyance or nuisance to neighbors. This includes weeding, trimming trees, and keeping vegetative cover watered and appropriately landscaped. ***Lawn furniture (furniture designed to be used outside) and outdoor barbeque grills may be placed there. "Back yards" cannot be used for storage of toys and recreational equipment, items such as trailers and truck bed toppers, and furniture designed to be used inside a dwelling. Such items may be kept on the property only if stored within the garage. No trash, ashes, or other debris may be stored or accumulated on the property. Trash and debris are to be stored in covered containers out of public view.***

No mobile home, trailer, truck, boat or camper or similar item may be used for temporary or permanent sleeping or living purposes in the HOA. Such equipment may be stored within the unit owner's garage.

Unit owners who do not maintain their property as described above will be given one warning to correct the deficiency. ***If*** the deficiency is not corrected, the HOA will either perform the necessary corrective actions or hire it out. Owners will be charged a labor rate of \$50.00 per hour for the landscaping ***or maintenance, or will reimburse the HOA for the cost of the work, and possibly a fine.***

Adopted May 13, 2014

ADOPTED AMENDMENTS TO RULES AND REGULATIONS - Holiday Decorations

ORIGINAL: Holiday decorations are allowed but must be appropriate for the season. Decorations are allowed to be put up 2 weeks before the holiday, and shall be removed 2 weeks following the holiday.

AMENDED: Exterior Electrical Cords and Holiday Decorations

Any exterior electrical cords (such as but not limited to holiday lights, power tools, and engine block heaters) pose a potential safety issue. Exterior electrical cords should not be placed where someone could trip over them or pull them down.

Lighting which is unreasonably bright or annoying to any neighbors is prohibited.

Holiday decorations are allowed but must be appropriate for the season. Decorations are allowed to be put up 2 weeks before the holiday, and shall be removed 2 weeks following the holiday.

Adopted May 13, 2014