RESOLUTION OF
WOODMEN HILLS FILING NO. 11 HOA, INC. BOARD OF DIRECTORS
ADOPTING AUXILIARY RULES AND GUIDELINES APPLICABLE TO
PROPERTY

SUBJECT: Adoption of auxiliary rules within the scope of the Board of Director’s authority as prescribed in the Declaration, and interpretation and clarification of certain provisions of the Declaration’s “Restrictions Applicable to Property”.

PURPOSE: To provide uniform application and interpretation of Property restrictions and guidelines of the Declaration so as to protect and enhance the quality, value, aesthetics, desirability, and attractiveness of Properties in the Woodmen Hills Filing No. 11 community. The provisions herein seek to clarify and define, not amend, the provisions of the Declaration.

AUTHORITY: The Declaration, Articles of Incorporation, and Bylaws of the Association, and Colorado Law.

EFFECTIVE DATE: January 27, 2016

RESOLUTION: The Association hereby adopts the following Procedure contained herein.

PRESIDENT’S CERTIFICATION: The undersigned, being President of Woodmen Hills Filing No. 11, HOA, Inc. Board of Directors, a Colorado Nonprofit Corporation, certify that the following Procedure was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors and in witness thereof, the undersigned has subscribed his/her name.

WOODMEN HILLS FILING NO. 11 HOA, INC., a Colorado Nonprofit Corporation

By: Signed
   Gary W. Reimers, Board President
Auxiliary Rules and Guidelines Applicable to Property

Owners are encouraged to report to the Association management company any violations of the Declaration of Covenants, Conditions and Restrictions, rules, regulations, and design standards which detract from the quality, value, aesthetics, desirability, and attractiveness of Properties in Woodmen Hills Filing No. 11. The identity of any person making such report shall be held in confidence by the Management Company and Board of Directors.

1. Trash Receptacles (Ref: 3.10, Declaration)
Garbage shall be put out at the curb (not in the street or sidewalk) no sooner than the night before the service day and returned to its stored location within 24 hours of service. Owners are responsible for ensuring containers used for garbage and trash adequately secure contents to prevent trash from blowing onto adjacent properties.

2. Parking (Ref: 3.32; 3.24, Declaration)
Resident Parking (Vehicles)
Residents should park first in their garage or their driveways. After the garage and driveway have been utilized, vehicles may be parked on the streets as long as the vehicles do not block access to driveways, sidewalks or streets. Vehicles may not be parked on the street closer than 15 feet to the intersections, fire hydrants, stop or yield signs.

Vehicle Storage
Owners with vehicles in violation of this rule, and/or the Declaration may be processed in accordance with the Association’s rules, guidelines or policies.

Inoperative, abandoned or unlicensed vehicles may not be parked in, on, or about any Lot or street except within the garage, or unless such vehicles are concealed or screened from view. Vehicles shall be deemed to be abandoned or inoperative if they meet one or more of the following criteria:

- The vehicle has a flat tire or other condition rendering it inoperable.
- Does not have current license plates.
- Is in an obvious state of disrepair, such as but not limited to a missing tire, smashed window, missing or damaged body panel or other parts, or the vehicle is on jacks or blocks.

Vehicles parked on a street in the community in violation of the above criteria or traffic laws may be referred to the El Paso County Sheriff's Office.

Emergency Vehicles
An Owner may park a motor vehicle on a street, driveway or parking area in the community if the Owner is required by his/her employer to have a motor vehicle at his/her residence during designated times and if all of the following conditions are met:

- The vehicle weighs 10,000 lbs., or less, and
- The Owner must be a member of a volunteer fire department or an emergency service provider (defined as a primary provider of emergency firefighting, law enforcement, ambulance, emergency medical or other emergency services), and
- The vehicle has some visible emblem or marking designating the vehicle as an emergency vehicle, and
- The parking of the vehicle does NOT obstruct emergency access or interfere with other residents to use the community’s streets and driveways.

Prohibited Vehicles
Prohibited vehicles shall not be allowed in any driveway, or other exposed parking areas, or any street within the community, except such vehicles may be parked on streets as a temporary
expedience for up to 72 (consecutive or non-consecutive) hours within a seven day period, and provided they are operational and display a current license plate.

3. Sidewalks (Ref: 3.1, Declaration)
Owners are responsible for clearing snow and other pedestrian impediments off of sidewalks adjoining their Property.

4. Holiday Decorations (Ref: 3.1, Declaration)
- Holiday decorations, including decorative lights, may be put out no earlier than 30 days prior to applicable holiday.
- Holiday decorations shall be removed prior to 30-days following the applicable holiday to ensure Properties are maintained in an attractive and sightly condition.

5. Signage (Ref: 3.14, Declaration)
In an effort to be sensitive to neighborhood aesthetics, while granting an individual’s opportunity to express and support their political candidate or issue, political signage may be displayed based on the following standards:
- Time frame: Installed up to thirty (30) days prior to the election and removed within seven (7) days after the election
- Maximum size: 36” x 48”
- Number of signs: Maximum of one (1) political sign per political office or ballot issue.
- Where displayed: Window of the home or on the Owner’s Property.
Political signage is defined as a sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election or a candidate, the recall of a public official, or the passage of a ballot issue.

Other signs:
- A maximum of two (2) for sale signs or two (2) for rent signs per Property or Lot
- Advertisement signs are not allowed.
- Banners and Streamers are not allowed.
- Garage Sale signs are allowed one day prior and one day after the dates of the sale. Each Owner is responsible for removing their garage sale signs from all locations placed within the community.
- One professionally lettered security or alarm system sign not exceeding one square foot

6. Prohibited Uses (Ref: 3.2; 3.5; 3.6; 3.10; 3.24, Declaration)
Certain uses are prohibited within the residential neighborhoods at Woodmen Hills Filing No. 11. Among those prohibited uses are the following (refer to the covenants for more detail).
- Uses or activities that constitute an annoyance or nuisance to the neighborhood are prohibited, including those which will detract from residential value, and from the overall enjoyment and quality of the neighborhood. Uses or activities that are defined as nuisances or annoyances include, for example, parking vehicles on lawns, exterior sound systems that create noise heard beyond the Property lines, etc. No Owner or occupant shall make or permit any disturbing noises or nuisance activities or permit anything to be done that will interfere with the rights, comforts or convenience of other Property Owners or occupants. No Owner or occupant shall play, or cause to be operated, an engine, phonograph, television set or radio or other device, item or object, at high volume or in any other manner that shall cause unreasonable disturbances to other Owners or occupants. Annoyances may include but are not limited to: barking dogs, loud parties, altercations, disturbances, and vandalism.
- No noxious, offensive, illegal, dangerous, or unsafe activity shall be carried on in any Residence or the Common Areas, nor shall anything be done therein, either willfully or
negligently, which may be or become an annoyance, nuisance or disturbance to other Owners or occupants or which may interfere with their peaceful and proper enjoyment of the Common Areas or Residences for the purposes for which they were designed.

- Storage of trash, building materials, equipment, garden supplies, vehicles, etc., in unscreened areas on a residential site is prohibited.

7. Pets (Ref: 3.11, Declaration)
No animals, livestock, poultry of any kind, including dogs, cats, birds, snakes, bees, or other insects, shall be raised or kept in the community, except as provided below.

- A maximum of 3 domesticated dogs, cats, birds, or other household pets may be kept or raised in a Residence, subject to all applicable local ordinances.
  - In no event will any dog which is registered as a dangerous dog with the state of Colorado be permitted in the community, nor will any animal of any kind that has venom, or poisonous or capture mechanisms, or if let loose would constitute vermin, be allowed.
  - The Board of Directors shall determine what is considered “other common household pets”.
- No animals, including livestock, poultry, birds or bees of any kind shall be bred, raised or boarded or kept for any commercial purpose.
- Pet owners shall immediately clean up after their pet and dispose of the same in suitable containers.
- Pets, including dogs and cats, must be carried or kept on a leash while in any part of the community and shall not be allowed to roam unrestrained in the community.
- Pets shall not be tethered anywhere upon the common areas.
- Owners are encouraged to report to the Association management company any violations of pet restrictions and any animal in the community that makes an unreasonable amount of noise or odor or is a nuisance which causes an unreasonable embarrassment, disturbance, or annoyance to others.

8. Leasing of Residences (Ref: 3.2; 3.27, Declaration)
Each residence shall be occupied and used by Owners, their guests, occupants or lessees as residential dwellings only. Owners who permit guests to occupy or lease their Property are responsible for actions of their guests and/or tenants.

For security reasons each Owner or Rental Agent must provide the Association with the following information within ten days of leasing the Residence for all tenants:

- Tenant information, including name(s), address, and any other information reasonably requested by the Association or its agents.
- A copy of the current executed lease.

Owners leasing their property are encouraged to lease with a "Covenant Addendum", informing renters of the Association covenants.

9. Screened from View (Ref: 3.10; 3.24, Declaration)
Unless otherwise approved, the Board interprets the phrase “screened from view” as used in the Declaration and herein as the use of an approved structure, fencing, hedges or other approved material to obscure the object requiring screening from view from streets within Woodmen Hills Filing No. 11. Depending on the location of the Lot and the object being screened, this typically requires erecting a screening barrier that screens the object on all sides and to the height of the object.