

Rainbow Valley Property Owners Association

RENTER REQUIREMENTS

Anyone renting, leasing or residing in homes in Rainbow Valley, including persons renting homes from agencies for single day(s) must follow the same requirements as permanent residents in this covenant-protected community. The below requirements are some of the major restrictions, however, all restrictions and requirements defined in the Property Owners Association covenants and Policies, Rules & Regulations are required to be complied with by renters of any property:

- **No open fires** are permitted on any lot in Rainbow Valley. This restriction also applies to any wood-burning fire pit and or wood-burning containers designed for patios. Natural gas and propane grills are allowed except during Teller County burn bans.
- **No camping** on any lot is allowed. Use of RVs or trailers is considered camping and is allowed for day use only. RVs and trailers may be parked only on property wherein a residential structure exists or within 100 feet of that structure when member owns adjacent vacant lot.
- **Garbage and trash** shall be kept in sanitary containers, out of public view, except on the designated pickup day. Containers must be secure from animals and elements. Outside toilet facilities are prohibited with the exception of portable toilet units required during construction.
- **Pets** shall be confined to property being rented. If exercised on roadways, the pet must be leashed or in voice control and no greater than 10 feet from the person in control. Excessive barking, baying or howling for greater than 20 minutes is not allowed. No animals other than domestic, livestock or poultry of any kind shall be kept on any property.
- **Snowmobiles and ATVs** are prohibited on our roads by the County and Rainbow Valley.
- **Hiking** is allowed on County roads within Rainbow Valley, but all lots in the subdivision are privately owned and trespassing is prohibited.
- **Hunting, target practice or discharge of firearms**, including bow and arrow, is not permitted with the exception of use for protection of self or property.
- **No construction of temporary structures** i.e. sheds, tents is allowed. Sheds are allowed with approval of the Rainbow Valley Architectural Committee and Teller County Building Department.
- **Trees** that are living shall not be cut or removed unless they prevent a hazard or fire danger. **Signs** shall not be affixed to trees.
- **Improper storage** of junk vehicles and appliances on the property is prohibited.
- **Mining, oil drilling and refining** are prohibited on any lot. No storage tanks or other tanks for oil, natural gas, or water shall be permitted unless approved by the Board or except for propane tanks in good repair and appearance.
- **Commercial business operations** are not allowed.

- **Water supply and waste disposal systems** must be approved by the Rainbow Valley Water District Board of Directors and the Teller County Department of Health.
- **No dumping of toxic or hazardous substances** is allowed, whether on the surface, sub-surface, or in any body of water.

* * * * *

A lot owner has the right to lease or rent out his/her dwelling for private, residential living and sleeping purposes subject to the following conditions and shall post this Renter Requirements in the dwelling provided by the Association:

- No owner shall lease less than the entire property.
- All leases shall provide in the terms of the lease that the renter shall abide by these terms.
- The renter shall be provided a copy of the Renter Requirements prepared by the Association and provided by the lot owner in addition to a copy of the Amended Declaration of Covenants, Conditions and Restrictions, which also may be viewed in its entirety on the RVPOA website www.rvpoa.com.
- Renters may join the Association as Associate Members, that is they may participate in activities, etc., but renters shall not have voting rights.
- The Association Board of Directors may require the lot owner to produce a copy of the signed lease and may require the lot owner to enforce the conditions of the lease against the renter.
- The lot owner shall be responsible for the actions of his tenant.
- The Rule Regarding Procedure for Violations is available on the RVPOA website www.rvpoa.com.

Rainbow Valley Property Owners Association, Inc.
 111 Sportsman Lane
 Divide CO 80814

Helpful Phone Numbers:

Water Delivery: orderwater@yahoo.com
 Divide Post Office: 719.687.2885
 Sheriff: 719.687.9652
 Animal Control: 719.687.9652
 Animal Shelter: 719.687.0660
 Emergency: 911