

Westbrook Village Community Association, Inc. Rules

Rules adopted by the Board of Directors

The following rules were adopted by the Directors. Where these rules are in conflict with Declaration of Covenants, Conditions, and Restrictions of the Westbrook Village Community Association, these rules shall override.

Rule 1. Parking Restrictions within Westbrook Village the Development.

No Lot, including the private drives, or parking areas, shall be used as a parking, storage, display, or accommodation area for any type of house trailer, camping trailer, boat or boat trailer, hauling trailer, running gear, or accessories thereto, motor-driven cycle, truck, 2 wheel or 4 wheel drive, over a gross weight of 7,500 lbs, any type of truck with a rack or camper unit extending above the height of the cab or extending beyond the length of the bed, any type of a self-contained motorized vehicle (RV), or any type of tractor, or earthmoving or other construction equipment. The same shall be stored, parked, or maintained wholly within the garage area of a Dwelling Unit, or in such other area as may be designated by the Association for such parking, storage, display or accommodation, the making of such designation to be in the sole discretion of the Association. Except that nothing herein shall prohibit an Owner or Owner's Guest from temporarily parking such vehicles for a period of time not to exceed 24 hours. This restriction, however, shall not restrict trucks or other commercial vehicles within the Project, which are necessary for the construction, remodeling, or repair of Dwellings or the maintenance of the Common Area or Lots.

Rule 2. Extending Parking of vehicles within the Development.

The extended parking of any vehicle on the street or in the drive of any dwelling for more than 72 hours, without the express written consent of the Association, is prohibited. It is the purpose and intent of this restriction to prohibit long term parking of vehicles outside of the enclosed garage of a dwelling. A resident that frequently moves a vehicle and reparks it in an attempt to comply with the above time limitation shall be deemed to not be in compliance with this restriction. It is also the intent of this restriction that a vehicle driven daily and then parked overnight or over a weekend on street or drive, shall not be subject to this restriction.

Rule 3. Restriction on Garage Sales.

No resident of may hold more than two (2) garage sale events per calendar year in the Project, each of which shall not be for more than three (3) consecutive days. Garage sale as used herein shall mean any advertising or selling of items from the garage, driveway, or anywhere on the lot of the dwelling, in the street in front of the dwelling, or on any of the common areas.

Rule 4. Restriction on Yard displays And Placement of Other Items In Front Of Dwellings That Are Visible Front The Street.

Westbrook Village is an Architectural Controlled Community Association. Any modification or change in the exterior design, paint color, roof shingles, garage doors, windows and doors on all homes shall be subject to the review and approval of the Board of Directors, acting as the Architectural Control Committee.

All homes within the Westbrook Village Community Association shall be restricted from having excessive front yard, side yard, and porch area displays out of character with the community.

The purpose of this rule is to provide a basis for protecting all homeowners' equity and to provide a framework which enables the community to live in harmony. It is the express intent of this rule to limit the type of and the excessive accumulation of items in front of homes in the community that are visible from the street.

Homes may, however, have a limited number of pots, planters, or other items, provided such items are in good taste and quality as outlined in Exhibit A, attached. Without exception, no items may be placed in front yards that are closer than 3 feet of a public sidewalk or right of way and Association Maintenance Areas.

The type and number of yard/porch items shall be at the discretion of the Board of Directors, acting as the Architectural Review Committee. For guidance purposes, Exhibit A is a general list of permitted and restricted items and quantities.

This Rule shall apply equally to the front, rear and side yards of all homes located in Blocks 1 and 2 (Association Maintenance Areas), and front and side yards in Block 3.

Complaints about excessive or inappropriate displays, received by the Board in writing or verbally, shall be reviewed by the Board. The Board shall have the final and sole discretion to approve or disapprove any display it deems to be in violation of this rule and as set forth in Exhibit A.

Enforcement of this rule is per the Policies and Procedure for Covenant and Rule Enforcement dated June 1, 2011, and as modified on September 18, 2018.

This Revised Rule 4 supersedes previously adopted Rule 4 and is hereby adopted by the Board of Directors of the Westbrook Village Community Association, Inc. this 8th day of January, 2019.

Attachments to Rule 4: Exhibit A

Rule 4, EXHIBIT A

Supplemental List of Permitted and Prohibited Items in

Westbrook Village Community Association

Partial List of permitted and restricted items shall include, but not be limited to the following:

Display of Ornamental Items. Permitted ornamental items on front porches, front yards and side yards may include sculptures such as small animals, birds, pots, planters, hanging baskets, small fountain, bench, café-size table with up to two chairs provided such items are made of clay, concrete, ceramic, metal or wood. The above items, including those considered cultural, shall not exceed 10 items in total. This shall apply equally to all homes within the Association.

For Holidays such as Christmas, Easter, Memorial Day, 4th of July, Thanksgiving, etc., residents can display decoration items in the front yard appropriate to that holiday. These items shall be removed within 3-4 weeks from the holiday celebration and shall not interfere with lawn service.

Specifically excluded are items made of cardboard, or plastic (plastic flower pots excepted). Artificial plastic or paper flowers, broken lawn furniture, unstable items, and toy items used for decorative purposes are not permitted.

Homes located in Blocks 1 and 2 may have a reasonable number of additional items on the rear patio/deck areas. Permitted items shall include lawn/patio furniture, grills, bird feeders, plant racks and or planted pots, tables, and fountains. Such items may be placed on the concrete/deck areas, and in the decorative concrete landscape border area around the house, provided such items do not interfere with landscape maintenance operations.

Homes in Block 3 with private backyards, may have additional items in the rear yards provided such items are not visible from the front or side streets.

Planters and pots must be planted with live flowers or plants. All dead refuse from the summer growing season must be removed by November 1st. Other dead vegetation shall be removed within a reasonable time throughout the year.

The growing of produce of any kind is not permitted in front yards.

Any items placed in the landscape maintenance areas shall not interfere with landscape maintenance operations.

Other unpermitted items shall include auto parts, tires, rims, fenders, batteries, trailers, hitch items, running gears, yard tools, yard carts, and yard supplies, all of which must be kept in the garage or back yard. Block 3 homes back and side yard landscaping items such as planters or pots used for plants and trellises may be visible from the street.

All recycle, compost, and garbage containers provided by the City must be removed from the street the same day as pickup and must be stored in the garage, or behind the house structure for homes in Block 3.

Low voltage or solar landscape/pathway lighting shall be permitted in all yards and are not a counted item. The total number of front yard landscape lights shall not exceed 15.

Display of Flags. Only the flags of the United States of America and the State of Colorado may be displayed in front of a home on an on-going basis. Such flags must be installed on a suitable flag pole or wall mounted flag bracket. The display of other flags, i.e. sports, team, college events shall be permitted. Such flags must be removed within 1 day following the event.

Display of Political Signs. During local, state, and national elections, any resident may place political signs supporting candidates and/or election issues in the front yard, provided such signs are not larger than 30 inches wide and 24 inches high. Signs may be placed 30 days before an election and must be removed within 2 days after the election.

The above list is not all inclusive. Other items may be permitted, or restricted, at the sole discretion of the of the Architectural Control Committee. Homeowners wishing to display other unlisted items may submit a written request, including photos, of items they wish to have approved.

Such request shall be mailed, hand delivered, or emailed to the President of the Association for review. Upon receipt of such request, the Architectural Control Committee shall promptly review the request, and shall provide a written answer to the Homeowner making the request within 10 business days of receipt

Rule 5. RESTRICTION ON ROOF SHINGLES IN THE WESTBROOK VILLAGE COMMUNITY ASSOCIATION.

Westbrook Village is an Architectural Controlled Community Association. Any modification or change in the exterior design, paint color, roof shingles, garage doors, windows and doors on all homes shall be subject to the review and approval of the Board of Directors, acting as the Architectural Control Committee.

To maintain the quality and harmonious character of homes in the Westbrook Village Community, replacement of roof shingles shall be restricted to Tamco brand, Herritage style shingles, Mountain Slate color, or Owens Corning TruDefinition Series, Summer Harvest color.

Enforcement of the above rules is under the Policies and Procedures for Covenant and Rule Enforcement dated June 1, 2011, and as modified by the Board of Directors on September 18, 2018.