

Rules And Regulations For Sherwood Meadows

December 2025

Sherwood Meadows Association
Rules & Regulations

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ARTICLE I INTRODUCTION

These Rules and Regulations for Sherwood Meadows Association (the "Rules") have been adopted by the Board of Directors (the "Board") of the Sherwood Meadows Association (the "Association") in accordance with the Amended and Restated Declaration of Sherwood Meadows (the "Declaration"), the Association's Bylaws, and Colorado law. These Rules and Regulations govern the use and occupancy of the Units and Common Elements of Sherwood Meadows (or "Community") and shall be binding on all Owner and occupants in the Community. These Rules and Regulations replace and supersede all prior Rules and shall remain in effect unless and until amended by the Board. The Owners shall, at all times, obey these Rules and shall use their best efforts to see that they are faithfully observed by their family members, guests, invitees, lessees, licensees, and other persons over whom they exercise control and supervision. These Rules are subordinate to and designed to further the purposes and intent of the Declaration, as amended. In the event there is a conflict between these Rules and Regulations and the Declaration, the Declaration shall control.

These rules are intended to foster a pleasant and comfortable living environment at Sherwood Meadows while encouraging harmonious relationships among neighbors. As residents, we all have rights and responsibilities. The regulations we set for ourselves as owners are designed for the mutual benefit and comfort of everyone in our community. Behavior that is objectionable is not acceptable, even if it is not specifically addressed in these rules. It is the responsibility of each owner to ensure that their family members, guests, invitees, renters, licensees, and anyone else occupying their unit complies with these rules.

Rules and regulations, to be effective, must be enforceable. Accordingly, violations will be acted on as follows: *Notice(s) of violations will be given as provided in the Association's Enforcement Policy. If damage to property has occurs, said damage must be immediately paid for by the responsible Owner.* Failure to comply with these Rules may result in additional sanctions and/or penalties as the Board deems necessary, including, but not limited to, fines.

ARTICLE II DEFINITIONS

All capitalized terms used in theses Rules and not otherwise defined herein shall have the same meanings given to them in the Declaration. For purposes of these Rules, "Guest" shall mean all persons other than Owners, with a current right to occupy a Unit. Owners and Guests who do not have a current right to occupy a Unit may not use the facilities in the Community.

ARTICLE III MINIMUM HEATING AND WATER SHUT-OFF

It shall be the responsibility of every Owner to heat their Unit so as to maintain a minimum temperature in his Unit of no less than 55 degrees Fahrenheit (55f) from October 1 to May 30 of each year. These rules are essential to minimize any damage which could result from the freezing of pipes

ARTICLE IV SPEED LIMITS AND LIGHTS

Vehicles using the driveway and parking areas may not exceed five miles per hour (5 MPH). Headlights must be on while using these areas after daylight.

**ARTICLE V
COMPLIANCE WITH ZONING**

All Units shall be used for residential purposes only and shall not be used for any business, manufacturing, or commercial purposes whatsoever; provided, however, if the appropriate zoning so allows, Owners may use their Unit as a home office, as regulated by the Town of Avon.

**ARTICLE VI
USE OF COMMON ELEMENTS**

There shall be no obstruction of the Common Elements, nor shall anything be kept or stored on any part of the Common Elements by any Owner without the prior written approval of the Board. Nothing shall be altered on, constructed in, or removed from the Common Elements by any Owner without the prior written approval of the Board.

**ARTICLE VII
SIGNS**

No sign, advertisement, notice, or other lettering shall be exhibited, displayed, inscribed, painted or affixed by any Owner or other person in, or upon any part of the outside or inside of the buildings, nor shall any advertisement, announcement, or solicitation of any kind be distributed or passed out in any part of the Community without prior written approval of the Board.

**ARTICLE VIII
WINDOWS, BALCONIES, TERRACES, AND PASSAGEWAYS**

No awnings or other projections shall be attached to the outside walls of the building without the prior written consent of the Board. The balconies, terraces, exterior stairways and windows shall be used only for the purposes intended, and shall not be used for hanging garments or other objects, or for cleaning of rugs or other household items.

Cooking by any means is strictly prohibited on any of the grounds except within the Unit and its own balcony (at the occupant's own risk). Charcoal and wood-burning grills and open-flame fire pits are prohibited. Gas grills (propane) may be permitted only if grill is maintained and acceptable to the Board. Small electric grills are permitted.

Exterior storage of firewood on or under decks shall be within an ember-resistant metal container as approved by the Board. Stacked, uncovered firewood is prohibited in the Sherwood Meadows Community. Firewood may be kept in garages, so long as it does not prevent garage parking.

The sidewalks, driveways and entrances must not be obstructed or used for any purpose other than the ingress and egress to and from the premises.

**ARTICLE IX
REFUSE**

No trash, ashes, or other refuse or debris may be thrown or dumped on property within the Community. The burning of refuse out-of-doors is prohibited. Incinerators or other devices for the burning of refuse indoors are prohibited. Owners are responsible for keeping their Unit and appurtenant Limited Common Elements free of trash,

refuse, or debris of any kind. Disposition of garbage and trash shall be made only by the use of garbage disposals in the Units or by placing in the Association's common trash dumpsters for pick-up by the designated trash service provider. Furniture, appliances, landscaping materials, electronics, or construction materials are prohibited within Association trash dumpsters.

ARTICLE X KEYS AND LOCKS

The Association, through its agents, are authorized to access any Unit for the purposes allowed in the Association's governing documents and after any notice requirements are satisfied, which includes, but is not limited to:

Non-Emergency Repairs. The Association may access an Owner's Unit Monday through Friday during regular business hours (9 a.m. to 5 p.m.). Occupants of the Unit will be provided 24 hours' notice if entry to the Unit is required.

Emergency Inspections or Repairs: In the case of an emergency the Association will attempt to notify the occupants of entry to the Unit as early as reasonably possible. Emergencies include, but are not limited to, reports of water leaks or intrusion or any other reports indicating a health or safety risk to residents in the building or a risk of significant property damage to the Common Elements or another Unit if not timely addressed.

ARTICLE XI ASSOCIATION CONTRACTORS AND VENDORS

The Board of Directors and/or the community association manager has the sole authority to prescribe the duties and scope of work performed by any contractor or vendor engaged by the Association. Owners and Guests are prohibited from directing or interfering with any Association contractor or vendor in the performance of their duties.

ARTICLE XII NUISANCES

No Owner shall make or permit any disturbing noises by themselves, Guests, family, employees, agents, visitors or lessees, nor to do or permit anything by such persons that unreasonably interferes with the rights, comforts, or convenience of other Owners. No Owner shall conduct, or permit to be conducted, vocal or instrumental practice nor give, nor permit to be given, vocal or instrumental instruction at any time if the same shall disturb or annoy other occupants of the building. Noxious or offensive activity shall not be carried on inside or outside any Unit, nor shall anything be done or placed on the Property which is, or may become, a nuisance or cause embarrassment, disturbance, or annoyance to others.

ARTICLE XIII HAZARDOUS MATERIALS

No flammable, combustible, explosive, or otherwise dangerous fluid, chemical, or substance shall be kept in any Unit or on any part of the Community except as required or necessary for normal household use. No fireworks of any kind shall be ignited on the Property or from any Unit.

ARTICLE XIV ANNOYING LIGHTS

No lights shall be emitted from any Unit or Limited Common Elements which are unreasonably bright or cause unreasonable glare.

ARTICLE XV NO OUTSIDE CLOTHESLINE

No laundry or wash shall be dried or hung outside of any Unit, nor hung or draped from the Common Elements or Limited Common Elements. This includes, but is not limited to, a prohibition against wash, laundry, towels, blankets and sleeping bags hung or draped over balcony railings.

ARTICLE XVI OUTDOOR USES

Except in areas which may be designated for such purposes by the Board or manager, the personal property of all Owners shall be stored within their Units and garages. Without prior written approval by the Board, all activities and uses of ground-level patios or on decks shall be prohibited except the following specific activities and uses:

- *Patio Furniture.* Patio furniture shall be permitted on the south-facing balconies and patios; provided however, said furniture is black, white, green, or earth tone in color, and wrought iron, cast aluminum, or plastic in make.
- *Flower Boxes.* Flower boxes shall be permitted. For those Units located above another Unit, Owners shall exhibit care so as not to cause water, dirt and other materials from dripping, falling, and blowing upon the balcony or patio of another Unit or into another Unit.
- *No Exterior Storage.* All exterior storage of personal property shall be specifically prohibited (unless specifically permitted by the Bylaws, Declaration, or these Rules and Regulations).
- No Owner shall store sporting equipment of any kind, equipment, furniture, or other materials or personal property on any patio, balcony, or deck or in any courtyard or in any other part of the Community without the written approval of the Board.

ARTICLE XVII WINDOW COVERINGS, WINDOW SCREENS

All window coverings visible from outside the Owner's Unit shall be white if fabric window covering are used. All window coverings visible from outside the Owner's Unit shall be a color of natural wood coverings are used (by way of example, if wooden blinds are used). No window shall be tinted without the prior written approval of the Board. All window screens are the responsibility of the unit owner to repair or replace.

ARTICLE XVIII PRESERVATION OF TREES AND SHRUBS

No trees or shrubs shall be removed from the Common Elements without the prior written consent of the Board.

ARTICLE XIX ANTENNAS

No radio or television installation requiring additional wiring or antennas shall be made without the prior written consent of the Board. Any antenna or other wiring erected or installed on the roof, exterior walls, balconies or patios of the building, or any other portion of the Common Elements or Limited Common Elements without notice or prior written consent of the Board is subject to being removed without notice or compensation. If such removal is necessary, the Owner responsible for the erection or installation of said wiring or antennas shall reimburse the Association for the reasonable costs of removal of said wiring or antennas. If the owner does not reimburse the Association for these removal costs within sixty (60) days of notice of costs, the Association may place a lien on the Owner's Unit until payment is made in full.

ARTICLE XX PETS

No animals of any kind shall be raised or kept within the Community, except for dogs, cats, or other common household pets. Only Owners may raise or keep pets. Lessees, tenants, employees, guests, and all other occupants other than the Owner are prohibited from raising or keeping pets of any kind without the prior written approval of the Board.

No exotic pets shall be kept in the Community or within any Unit (such exotic pets include, but are not limited to pigs, snakes, iguanas, and domesticated, wild animals). However, no pet of any kind may be kept which interferes with the rights, comforts, or convenience of other Owners.

Pets are not permitted to run free on the Common Elements or Limited Common Elements. Pets must be kept on a leash at all times when outside the Units. All pets must be kept off landscaped areas at all times. Owners are responsible to prevent pets from urinating on any landscaping, building, or property owned by others. Pets shall not be left unattended on decks or porches at any time.

ARTICLE XXI COMMON ELEMENTS

Common Elements and amenities are to be treated with care by all owners, relatives, employees, Guests, agents, and lessees and any abuses, damages, or annoyances created by these persons are the responsibility of the Owners.

No part of the Common Elements may be used for storage, vehicle repair, construction, or any other purpose unless specific prior approval for such use is given by the Board.

If, in the judgement of the Board, any item must be removed from the Common Elements, the Owner of said item(s) shall be responsible for the cost of such removal. If the Owner does not reimburse the association for these removal costs within sixty (60) days of notice of costs, the Association may place a lien on the Owner's Unit until payment is made in full.

The storage of any flammable or hazardous material that may unreasonably jeopardize the safety and welfare of any person or property is prohibited on or in the Community.

Owners are responsible for the costs of repairing any damage to the Common Elements or Limited Common Elements resulting from any violation of the governing documents.

ARTICLE XXII PARKING

- No UNAUTHORIZED vehicles may be parked on common area.
- Any UNAUTHORIZED VEHICLES are subject to TOWING at the vehicle owner's expense.
- No parking on non-asphalted areas. Anything considered pervious (i.e., grass) is not considered a parking space.
- No unsightly or oversized vehicles, boats of any kind, trailers, recreational vehicles, snowmobiles, trail bikes, or vehicles other than passenger vehicles, and pickup or utility trucks having a rated cargo capacity of one (1) ton or less shall be kept in the Community except in a closed garage (assigned and designated) or as permitted by the Board.
- Any snow removal equipment, garden maintenance equipment, and all other unsightly vehicles, equipment, and machinery may be required by the Board to be stored at a designated location or locations, or be removed from the Community.
- No motorized vehicles of any kind are permitted to use the Common Areas for recreation or practice purposes.
- No work or automobile repair shall be performed in common space. Abandoned or inoperable automobiles or vehicles of any kind shall not be stored or parked on any portion of the Community.
- All vehicles must be in operable condition or they will be removed.
- No owner, guest, relative, lessee, agent, or service person shall park any automobile or other vehicle in any street or portion of the Community except within garages or designated parking areas. Parking is permitted directly outside of the enclosed garages for certain units. Every effort should be made to respect the parking areas so as not to infringe upon other Owner's access to their spaces.
- All accumulated snow shall be removed from atop all vehicles within twenty-four (24) hours of accumulation. No vehicle shall be parked at any time in a manner that will prevent proper snow removal from the Community. The Owners, once notified to temporarily move such vehicles, must do so within two (2) hours of such notice or the Association shall have the right to move such vehicle or vehicles at the expense of the Owner.
- Parked Cars need to be moved every three (3) days and with every snowstorm.
- Guest parking – Car owner must remove the snow around a parked car. Tenant/Owner are ultimately responsible for Guest parking.

ARTICLE XXIII GUESTS, LESSEES, AND OCCUPANTS OTHER THAN THE OWNERS

It is the responsibility of the owner to be sure that anyone occupying the Owner's Unit is made aware of all Rules and Regulations of the Sherwood Meadows Association.

Obligatory compliance of these Rules and Regulations of the Sherwood Meadows Association shall be specifically referred to, and made a part or, any lease of any unit.

Owners are responsible for the conduct of their family members and the family members of their Guests. Owners shall ensure that Guests and family members' behavior is neither offensive to any occupant of the Community nor damaging to any Unit or any portion of the Common Elements.

ARTICLE XXIV RENTALS

Until such a time the Amended and Restated Declaration of Sherwood Meadows and the Association's Bylaws are updated to permit Short Term Rentals, the ability to short term rent a unit (less than 30 days) within Sherwood Meadows is prohibited. Only rentals of over 30 days are permitted in this community.

Article III General Restrictions Applicable to Community, Section 3.18 Leasing and Occupancy requires leases for all properties being rented, with copies of said leases provided to the HOA.