

## **Rules and Regulations**

### **Knudson Ranch Association, Inc. DBA Bachelor Springs**

The following rules and regulations apply to all Owners and their families, lessees, employees, agents, invitees and guests with respect to the use of the Residential Units and Common Areas within the Knudson Ranch project (the "Project"). Defined terms shall have the meaning attached to such terms in the Declaration of Covenants, Conditions, Restrictions and Easements for Knudson Ranch (the "Declaration").

1. Consistent with Article XVI of the Declaration no alteration of the exterior of a Residential Unit or other structure located on a Lot, shall be made unless first approved by the Executive Board. Application for such approval shall be consistent with the procedures outlined in Knudson Ranch Association, Inc. (dba Bachelor Springs) Architectural Review Guidelines and Procedures, the Satellite Dish – Design Review Policy, the Radon Mitigation Review Policy, the Window Tinting Policy or any other similar policy or amendment as adopted by the Executive Board from time to time. Unless otherwise approved by the Executive Board, the Association shall maintain the Exterior Maintenance Area of all Residences and charges shall be allocated in accordance with the Chart of Exterior Maintenance Area Items which is part of the Declaration (Schedule 1 to the Amendment dated January 1, 2010). The maintenance or replacement of any homeowner modification or the cost to repair or replace any Exterior Maintenance Area Item which is the result of damage caused by the homeowner modification shall be charged to the owner of such Residential Unit.
2. Decks, patios, stairwells, driveways and walkways shall be used only for the purposes intended, and shall not be used for drying or hanging garments, cleaning of rugs, or storing objects such as tools, toys, or other materials. Appropriate outdoor furniture may be located on decks and patios. The sidewalks, driveways and entrances must not be obstructed or used for any purpose other than ingress and egress to and from the Residential Units and the Project.
3. No garbage refuse, rubbish, or cuttings shall be deposited on any street or any Lot unless placed in a suitable container, suitably located, solely for the purpose of garbage pickup. All containers for the storage or disposal of such materials shall be kept in a clean and sanitary condition. All trash containers can only be out on the day of pickup. Should you need to make arrangements to have your trash pulled and returned on the day of pickup, call the property management company at least two days in advance.
4. All window coverings shall be curtains lined with a white backing, wood shutters or such other customary window coverings subject to reasonable regulation by the Executive Board.
5. No structure of a temporary character, including but not limited to a house trailer, tent, shack, storage shed, or outbuilding, shall be placed or erected upon any Lot or within any deck area within said Lot.

6. No part of the Common Areas may be used for storage, vehicle repair, construction or any other purpose unless specific written permission for such use is given by the Association. If in the judgment of the Executive Board any item must be removed from the Common Areas, the Owner of said item shall be charged for the cost of such removal. All approved storage areas within any Lot must be screened as required by the Association and kept in a neat and slightly manner.
7. No house trailer, camper, camping trailer, boat trailer, hauling trailer, other trailer of any kind, vans, snowmobiles, motorcycles, boat, or accessories thereto, truck (larger than  $\frac{3}{4}$  ton), self-contained motorized recreational vehicle or motor home, other type of recreational vehicle, motor home or recreational equipment, or other motor vehicle (except a passenger car) may be parked or stored on the Property unless such parking or storage is totally enclosed within the garage on the Lot, except that any such vehicle may be otherwise parked as a temporary expedience for loading, delivery, or emergency. Subject to the provisions of this paragraph, an Owner or an Owner's family, tenants or guests may park passenger cars or non-commercial trucks which are  $\frac{3}{4}$ -tons or smaller in a garage or on a driveway on the Lot of such Owner, provided that not more than two (2) permitted vehicles may be parked on a driveway at any one time. This restriction shall not be deemed to prohibit commercial or construction vehicles, in the ordinary course of business, from making deliveries or otherwise providing service to the Property. No vehicles may be parked on public or private streets within the Property or shall be parked at any time in a manner that will prevent proper snow removal from the Project.
8. Except as hereinabove provided, no abandoned or inoperable passenger car or other vehicles of any kind shall be stored or parked on the Property. An "abandoned or inoperable vehicle" shall be defined as any passenger car, truck, motorcycle, boat, trailer, camper, housetrailer, self-contained motorized recreational vehicle, or other similar vehicle, which, for a period of two (2) days or longer, does not have an operable propulsion system installed therein, has flat tires or has any other condition preventing the regular and normal operation and movement of the vehicle. An "abandoned or inoperable vehicle" also shall include any vehicle which is not moved for more than two (2) weeks, unless approved by the Executive Board.
9. No activity such as, but not limited to, maintenance, repair, rebuilding, dismantling, repainting, or servicing of any kind of vehicles, trailers or boats, may be performed or conducted on the Property. The foregoing restriction shall not be deemed to prevent washing and polishing of any passenger vehicle, together with those activities normally incident and necessary to such washing and polishing, if performed on a paved surface in such a manner as not to interfere with the movement of traffic.
10. The storage of flammable material that may unreasonably jeopardize the safety and welfare of any person or property is not permitted on or in the Project.
11. No person shall do or permit anything to be done within the Project, or bring or keep anything therein which would conflict with health and safety laws or with any insurance

policy or rules of the Association or with any of the rules, regulations or ordinances of any governmental or quasi-governmental authority having jurisdiction over the Project.

12. No animals, livestock, horses, rodents, reptiles, birds, poultry or insects, of any kind, shall be raised, bred, kept or boarded in or on the Property; provided, however, that the Owners of each Lot may keep up to two (2) dogs or cats (except an Owner may have a litter of puppies or kittens under the age of three months), unless a greater number is approved by the Executive Board, and a reasonable number of birds, fish or other bona fide household pets other than dogs or cats which are kept inside the residence, so long as such pets: (a) are not kept for any commercial purpose; (b) are kept in compliance with all applicable rules, statute and ordinances; and (c) are not kept in such number or in such manner as to create a nuisance to any residents of the Property, upon the Common Areas or to wildlife. An Owner's right to keep household pets shall be coupled with the responsibility to pick up and dispose of all defecation by such Owner's pets upon any part of the Property outside of the Owner's Lot and to pay for any damage caused by such Owner's pets, as well as any costs incurred by the Association as a results of such pets. Each Owner shall comply with the Town's leash ordinances and other ordinances applicable to pets. The Association may adopt additional and more restrictive limitations on household pets, including requiring the use of underground electronic dog fences.
13. Except for advertising signs placed on the Property by the Declarant, no advertising or signs of any character shall be erected, placed, permitted, or maintained on any Lot other than a street number without the prior written consent of the Executive Board.
14. No nuisance shall be permitted on the Property, nor shall any use, activity or practice be permitted which is a source of annoyance or embarrassment to, or which offends or disturbs, any residents or the Property, or which interferes with the peaceful enjoyment or possession and proper use of the Property, or any portion thereof, by its residents. No noxious or offensive activity shall be carried on upon any part of the Property, nor shall anything be done or placed on any part of the Property which is or may become a nuisance or cause embarrassment, disturbance or annoyance or others. Further, no immoral, improper, offensive or unlawful use shall be permitted or made of the Property or any portion thereof. All valid laws, ordinances and regulations of all governmental bodies having jurisdiction over the Property, or any portion thereof, shall be observed.
15. No light shall be emitted from any Lot (including holiday or other lights) which is unreasonably bright or causes unreasonable glare. Holiday lights are allowed between November 15 and January 30. See the Architectural Review Guidelines for further requirements concerning holiday lights. No sound shall be emitted from any Lot which is unreasonably loud or annoying, and amplification of any kind, including that by stereo speakers, is prohibited outdoors at all times. No odor shall be permitted from any Lot which is unreasonably noxious or offensive to others.
16. Flags are to be placed in mounted flag holders off your front porch. Homeowners are required to follow recognized flag etiquette.

17. Garage doors must be kept closed unless being used for ingress or egress or for some type of maintenance or garage cleaning.
18. Owners should call the fire department to have keys placed in Knox boxes located next to each garage.
19. Window tinting is permitted subject to the procedures included in the window tinting policy. The windows are double paned and tinting will nullify the warranty on the windows. Any damage caused by tinting will be the responsibility of the homeowner.
20. Only natural gas or propane fueled barbeques are allowed to be used on wood decks. Such barbeques must have proper clearance from the building, railings and deck surface so as not to create a fire hazard or damage to any exterior surface. Any other type of barbeque, including, without limitation, charcoal fueled barbeques, cookers and smokers of any size or style, hibachis, and deep fryers, are not allowed to be used on wood decks. Fire pits of any kind are not allowed to be used on wood decks. Such barbeques and fire pits may be used on the unit's cement or stone patio as long as they have proper clearance from the building and any flammable materials so as not to create a fire hazard or any damage to any exterior surface. Any damage caused by the use of any barbeque or fire pit shall be repaired at the sole cost of the unit owner.
21. No fireworks of any kind may be used in any Residence, on any balcony, deck, patio, garage, storage area, street, driveway or Lot within Bachelor Springs or anywhere on or in the Common area or the Property.
22. No motorized trail bikes, dirt bikes, go-carts, all terrain vehicles, mini bikes, motorized scooters, snowmobiles or other vehicles not authorized for use on public streets may be used on any street, driveway or Lot within Bachelor Springs or anywhere on the Common Area or the Property

These Rules and Regulations are in addition to other governing documents that cover Knudson Ranch Association, Inc.

It is the responsibility of each homeowner to ensure that lessees understand and are in compliance with all the documents governing Knudson Ranch Association, Inc.

The above rules and regulations have been duly adopted by the Executive Board, as amended 11-19-14.

Signed: John M. Henry  
President  
Knudson Ranch Association  
d/b/a Bachelor Springs Association