

RULES AND REGULATIONS
OF BELLYACHE RIDGE HOMEOWNERS ASSOCIATION
AND BELLYACHE RIDGE SUBDIVISION
Revised on February 13, 2008

By action of the Board of Directors of the Bellyache Ridge Homeowners Association, and as authorized by Article VIII, Section 3, of the Amended and Consolidated Restatement and Declaration of Protective Covenants for Bellyache Ridge Subdivision Filing No. 1 and Filing No. 2, Eagle County, Colorado (hereinafter, the "Protective Covenants"), the activities and conditions maintained on the properties within the Bellyache Ridge Subdivision shall be subject to the following rules and regulations:

I. Rules and Regulations:

1. Improvements. No building or other structure or improvements shall be constructed, erected or maintained on any Lot, nor shall any addition thereon or change or alteration therein be made until the complete plans and specifications including samples of exterior finishes for such improvements have been submitted to the Architectural Control Committee and approved by it in writing.

2. Drainage. All drainage easements and rights-of-ways within the subdivision shall be maintained, and all plans, specifications and proposals for structures or driveways shall provide for the maintenance of such drainage easements and rights of ways, in a free and clear and unobstructed condition.

3. Fences. No barbed-wire or chain link fences are permitted. Fencing of individual property lines is prohibited.

4. Trash. In addition to the limitations on trash contained in the Protective Covenants:

a. No trash, ashes or other refuse shall be thrown or dumped on any land within the Subdivision.

b. Each property owner shall provide suitable receptacles meeting Eagle County mandated requirements for the temporary storage of refuse, and all such receptacles shall be screened from the public view and protected from disturbance. Such screening must be approved by the Architectural Control Committee.

c. No trash cans shall be put or left out over night for collection other than between the hours of 6:00am and 7:00pm on the day of collection.

d. No trash cans shall be stored within twenty (20) feet of any public road right-of-way or in a location where the trash can is visible from any public road or any residence other than that on the property on which the trash can is located.

5. Temporary Structures. No temporary structure, trailer or tent shall be permitted in the Subdivision, except as may be determined by the Architectural Control Committee to be necessary during construction and without significant impact on adjoining properties or Bellyache Ridge Subdivision as a whole.

6. Screening. Clotheslines, boats, commercial vehicles, trailers, campers, motor homes, all terrain vehicles (ATVs), recreational or inoperative vehicles must be screened, buried or enclosed from view. Satellite dishes over 24" in diameter must be removed. The location and screening of such facilities must be approved by the Architectural Control Committee.

7. Propane Tanks. All propane tanks shall be buried and re-vegetated or finished to match the surroundings.

8. Radio Antennas. Exterior mounted exposed television antennas/satellite dishes or radio antennas, if installed, shall be installed and maintained only in accordance with the approval of the Architectural Control Committee.

9. Long Term Parking. Parking of recreational vehicles, construction vehicles, commercial vehicles and storage of construction material is subject to review by Architectural Control Committee.

10. Real Estate Signs: Signs which advertise any lot or part of the subdivision for sale or rent shall be posted on the affected property only and must be removed as soon as possible after closing on any sale or rental of any property. If any such sign is not removed within 15 days after closing or rental, the Association may remove the sign and either place it in proximity to the improvements on the subject property or destroy it. Open House signs must be removed in a timely manner.

11. Recreational Fires: Recreational fires must be contained in a fire pit constructed of ceramic, copper, steel, brick or stone. Unless using fake logs fired by propane, fires must be equipped with safety screens to contain sparks, must be 25 feet from a structure or combustible material and must be constantly attended until the fire is extinguished. One portable fire extinguisher or garden hose shall be available for immediate utilization.

II. General Provisions.

1. Definitions. All words contained herein and defined in the Protective Covenants of Bellyache Ridge Subdivision shall have the same meaning as contained in such Declaration.

2. Relationship to Protective Covenants. The rules and regulations adopted by the Board of Directors of the Bellyache Ridge Homeowners Association supplement and do not replace or repeal any provision of the Protective Covenants. In the event of any conflict between the rules and regulations and the Protective Covenants, the more restrictive provision will govern.

III. Enforcement. In the event any Owner violates any provision of these rules and regulations, the Board of Directors of the Bellyache Ridge Homeowners Association shall have the authority to take all action necessary or appropriate, and permitted by law, to impose a sanction for and to terminate and prevent such violation. The Board of Directors shall have the specific authority to take either of the following actions, or any other action permitted by law:

1. Under the provisions of Article IX, Section 4 of the Protective Covenants, the Board of Directors may (a) advise the Owner by certified and regular mail of the alleged violation and (b) determine that the violation and the measures required for enforcement of the rules and regulation and the termination and prevention of the violation constitute an increase of use and assess an additional assessment, not to exceed \$100.00 for each day of the violation, which assessment may be collected in like manner as other assessments authorized under the Protective

Covenants.

2. A designated representative of the Board of Directors of the Bellyache Ridge Homeowners Association may apply, on behalf of the Board of Directors, for judicial relief to prevent and terminate such violation.

3. A designated representative of the Board of Directors may notify the Owner alleged to have violated any rule or regulation of the alleged violation by certified and regular mail, directed to the last known address of the Owner registered with the Association. In the event no denial of such allegations is received by the association within 14 days after mailing of the notice of alleged violation, the Owner shall be deemed to have admitted the allegations. In the event the Association receives a response from the Owner within such 14 day period denying or asserting a defense to such allegations, the Board of Directors may set a hearing at which the allegations may be heard by the Board of Directors. The proceedings before the Board of Directors shall be informal but shall permit the Board of Directors to consider any allegations as well as any defense or denial offered by the Owner. In the event the alleged violation is either deemed admitted by the silence of the Owner, affirmatively admitted by the Owner, or found to be true by the Board of Directors, the Board of Directors may then either (a) direct that the Owner cease or correct the alleged violation or (b) in the case of repeated or continuing violations in the face of earlier knowledge on the part of the Owner (whether or not through the procedure herein established) the Board of Directors may impose such sanctions as the Board may deem appropriate and as may be authorized to the Board of Directors by the Declaration, the Articles of Incorporation, or the Bylaws of the Bellyache Ridge Homeowner's Association. Such sanctions may include but are not necessarily limited to denial of access or rights to such portions of the common area or the property (as defined in the Declaration) as may be determined appropriate by the Board of Directors. Apart from the direct application for judicial relief referred to above, the Board of Directors shall also be authorized to proceed to seek and obtain judicial relief at any time before, during or after the foregoing hearing process in order to prevent the continued violation of the Rules and Regulations of the Bellyache Ridge Homeowners Association, and to seek any other relief to which it is entitled.

IN WITNESS WHEREOF, we, being all of the directors of the Bellyache Ridge Homeowners Association, have hereunder set our hands this 18th of April, 2018.



Director



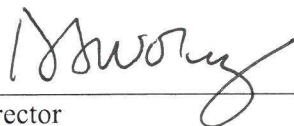
Director



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