

TRAIL RIDGE ASSOCIATION, INC.

Rules and Regulations

Effective January 1, 2022

A. PETS

1. Dogs, cats, other animals, birds or reptiles (hereinafter called "Animals") may be kept in the Community subject to the following:
 - a. Owners shall comply with all City of Centennial ordinances pertaining to animals.
 - b. Owners shall be responsible for any property damage, injury or disturbances caused by such animal.
 - c. Animals shall not be permitted to bark, howl or make excessive noise which may disturb others.

B. TRASH

1. All trash is to be placed in the appropriate receptacles, containers or bags.
2. Trash is not to allowed to spill out of the receptacle onto the ground.
3. No trash, litter, junk, boxes, containers, bottles, cans, implements, machinery, lumber or other building materials shall be permitted to remain exposed on any Lots so that same are visible from any neighboring Lot or street.
4. Any large items (appliances, mattresses, furniture, etc.) requiring special pickup costs are the responsibility of the homeowner.
5. Grease, oil, vehicle batteries and other hazardous, noxious, or toxic waste, are to be disposed of according to the appropriate governmental laws, ordinances or statutes regulating such disposal.
6. Aside from the day of collection and subject to the time frame listed below in item 7, no trash receptacles shall be exposed to, or be visible from, the street or any adjacent Lot.
7. No trash receptacles shall be placed out for collection earlier than 6:00 p.m. the day before pickup.

C. RESTRICTIONS

1. No Lot, including the streets, drives, or parking areas, unless specifically designated by the Association therefor, shall be used as a parking, storage, display or accommodation area for any type of house trailer, camping trailer, boat trailer, hauling trailer, running gear, boat or accessories thereto, motor driven cycle, truck, self-contained motorized vehicle, or any type of van except as a temporary expedience for loading, delivery, emergency, etc., unless the same shall be stored, parked or maintained wholly within a garage area of the Lot with the garage door in the closed position.
2. No clothes lines (except retractable types), dog runs, drying yards, wood piles or storage areas shall be so located on any Lot so as to be visible from a street and/or public view.
3. No activity by the Owner, such as but not limited to, maintenance, repair, rebuilding, dismantling, repainting, or servicing of any kind may be performed on any Lot unless it is done within completely enclosed garages and other structures located on the Lot which screen sight and sound of the activity from the street and from other Lots.

D. DISTURBANCES

1. No noxious or offensive activity shall be carried on upon any Lot nor shall anything be done or placed on any of the Lot which is or may become a nuisance or cause embarrassment, disturbance or annoyance to others.
2. No disturbance shall be permitted between the hours of 9:00 p.m. to 8:00 a.m. Sunday through Saturday.
3. All residents shall comply with the City of Centennial ordinances pertaining to noise or disturbance.

E. LEASED UNITS

1. An Owner who is leasing a Lot shall notify the tenant(s) that the lease is subject in all respects to the Declaration, the Articles of Incorporation, the Bylaws and the Rules and Regulations of the Association.
2. An Owner who leases a Lot shall be held responsible for all actions of their tenant(s).

F. ARCHITECTURAL CONTROL

1. No structure or any attachment to an existing structure, whether a Residence, an accessory building, a tennis court, a swimming pool, fences, walls, exterior lighting facilities, athletic facilities, or other similar improvements or attachments, shall be constructed upon the Properties and no alteration of the exterior of the structure shall be performed, unless complete plans and specifications therefor (said plans and specifications to show exterior design, height, materials, color, location of the structure or addition to the structure, plotted horizontally and vertically, location and size of driveways, general plan of landscaping, fencing, walls, windbreaks and the grading plan) shall have been first submitted and approved in writing by the Architectural Control Committee.
2. Holiday decorations are permitted and may be installed thirty (30) before the holiday, but must be removed within thirty (30) days after the holiday.
3. Any act which violates the Declaration's Article 8. Architectural Control Committee shall be considered a violation hereunder.

G. MISCELLANEOUS

1. Owners shall promptly notify the Association of change of address and phone number.
2. No activity shall take place which may negatively affect property values of the Lots or reasonable enjoyment by Owners.
3. No activity shall take place which shall be a violation of municipal, state and/or federal ordinances, statutes, or laws.
4. Any act which violates any section of the Declaration of Covenants for Trail Ridge, established Association policies or any other governing document(s) may be considered a violation hereunder.

H. SIGNS/FLAGS/RELIGIOUS SYMBOLS

1. Signs and flags are permitted to be displayed in public view only if they comply with the following:
 - a. Every property is limited to either one (1) sign or one (1) flag at any given time.
 - b. The top of any flag, pole or sign must not be taller than eight (8) feet.
 - c. No portion of any sign or flag may extend over the property line.
 - d. No signs or flags may exceed 15 square feet.
 - e. The sign or flag must be located either next to the front porch or next to the garage.
 - f. No signs or flags are permitted which display any commercial message or advertisement other than a "for sale" sign pertaining to the Unit.
 - i. "Advertising" is defined as signage, logos, slogans, color schemes, company names, telephone numbers, website addresses, etc., displayed for the public promotion of a business, service, product, or event, in order to attract or increase interest in it.
 - g. "Public view" includes from streets, sidewalks, and other Lots within the community.
2. Religious symbols may be displayed on the front entry door or door frame unless it/they:
 - a. threaten(s) the public health or safety;
 - b. hinders the opening or closing of the door;
 - c. violates federal or state law or municipal ordinance;
 - d. contains graphics, language or any display that is obscene or otherwise illegal; or
 - e. either individually or in combination covers an area of greater than 36 square inches.

I. ENFORCMENT

Please review the Association's current Covenant Enforcement Policy.

J. DELINQUENCIES

Please review the Association's current Collections Policy.

CERTIFICATION:

The undersigned, being the President of Trail Ridge Association, Inc., a Colorado non-profit corporation, certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on January 1, 2022 and in witness thereof, the undersigned has subscribed his/her name.

TRAIL RIDGE ASSOCIATION, INC.

A Colorado non-profit corporation,

By: James Winkler