

Quail Crossing Residential Association
Rules and Regulations
Article 5. Section 5.09

1. PARKING RESTRICTIONS:

No outside part of a lot shall be used as a parking, storage, display or accommodation area for any type of house trailer, camping trailer, boat trailer, hauling trailer, boat or other recreational vehicle or accessories thereto for a time period greater than 72 hours in a calendar week, or 100 hours in a calendar month. All such vehicles shall be stored, parked or maintained wholly within the garage on a lot or outside of the community for any time period that extends beyond that which is allowed for loading and unloading purposes. At no time will an inoperable or non-registered vehicle be allowed to be kept or stored on any lot, or street within the community, unless it is wholly contained within the garage on a lot.

2. SIGNAGE:

No sign or advertising shall be erected, placed, permitted or maintained on any lot, except for "For Sale" or "For Rent" not exceeding the size permitted in a residential area by the City of Longmont, Colorado, shall be allowed. Political signs may be displayed for a maximum of 45 days before an election to 7 days after the election. No sign may be larger than 36" x 48".

3. ANIMALS:

No animals, livestock or poultry of any kind shall be raised, bred or kept within the community. Dogs, cats and other household animals shall not litter any portion of the common area. Homeowners are responsible for their pets, including cleaning up of the pet waste in the front and rear yards of the Lot, not causing an inconvenience or nuisance to other homeowners or guests. No pets shall be allowed to run at large throughout the community and shall at all times be restrained on a leash while such animal (dogs, etc.) is outside of the owner's lot. Any infraction of these rules that constitute action to be taken by the Board of Directors and that cause any expenses to comply will result in these fees being borne by the homeowner(s), i.e. attorney fees, cleaning fees.

4. NUISANCES

No noxious or offensive activity shall be carried on upon any Lot or any part of the community, nor shall anything be done or maintained thereon which shall become an annoyance or nuisance to any other Lot Owner or residence or detract from the value of the Planned Community as an attractive residential community. Habitually barking, howling or yelping dogs and cats and unremoved excrement there from shall be deemed to be a nuisance. No activity shall be conducted on any part of the community, which is or might be unsafe, unsightly, unhealthy or hazardous to any person. (Section 11.06)

5. GARBAGE COLLECTION AND CONTAINERS:

Trash shall be kept in (secure) provide containers from the City of Longmont and cannot be placed for pick up prior to 8:00 p.m. the evening before pick up and must be removed no later than 8:00pm on the day of pick up. All containers must be stored so as not to be visible from the street. No trash litter, junk, boxes, containers, bottles, cans, implements, machinery, lumber or other building materials shall be permitted to remain exposed upon any lot which is visible from any neighboring lot and/or the street.

6. BASKETBALL BACKBOARDS:

Basketball hoops shall only be allowed in front Lot areas if (i) the backboard is installed on a separate free-standing post or pole and is set perpendicular to the street; (ii) is portable and can be removed from the driveway; or (iii) as otherwise approved by the Design Review Committee. No basketball backboards shall be attached to the garage or set facing the street.

Portable basketball backboards do not need Design Review Committee approval, provided the following guidelines are met:

1. Portable units cannot be placed in the public right of ways, streets, or sidewalks.
2. Location must be at least half (1/2) of the length of the driveway away from the street. This location constitutes proper placement and the unit must be kept in this location or stored out of sight.
3. The location should not impede or obstruct the use of the garage or driveway and the unit must be leveled so that the unit is balanced and standing upright.

City of Longmont Code Enforcement 15.05.190 Use of public rights-of-way

A. Right-of-way – Prohibited uses. No public right-of-way shall be used for private parking, or for storage, signs, display, or any other obstruction, with the exception of landscaping according to Section 15.15.090 of this Development Code. The landscaping means the medians if there are any.

7. MISCELLANEOUS:

1. No ongoing maintenance or major repairs to vehicles shall be made on any lot outside of an enclosed garage.
2. Garage doors shall be kept closed when not in attended use.
3. Seasonal decorations are permitted within 30 days prior to and after a holiday. Any light strands that are deemed to be classified as seasonal decorations at the discretion of the board will subject to this rule.
4. The Neighborhood Watch Program encourages an awareness of community security and active reporting of suspicious circumstances.

8. INSURANCE:

Each Lot Owner shall be responsible to obtain and maintain adequate Homeowner's Insurance and such other insurance, as each Owner deems appropriate to insure the residence constructed on each Owner's Lot and each Owner's personal property.

9. SNOW REMOVAL:

All Homeowners are responsible for removal of snow from their own sidewalks and driveways. The Association is responsible for the Common Sidewalk areas at the perimeters and through common area greenways.

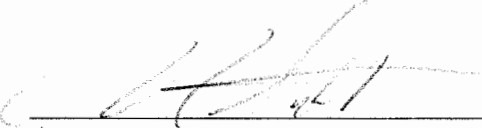
10. Window Coverings:

All Homeowners are required to have window coverings installed within 60 days of closing. Temporary window coverings should not detract from the aesthetics of the community.

Signed this 15th Day of November, 2006.



President



Attest

Quail Crossing Residential Association
Rules and Regulations Amendment

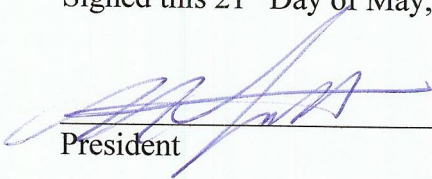
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In response to the recently adopted Colorado Legislation, referred to as HB1072, the following amendment to the Rules and Regulations has been adopted by the Board of Directors of Quail Crossing Residential Association, effective July 1, 2008.

11. RETRACTABLE CLOTHESLINES:

The installation or attachment of retractable clotheslines upon fencing of any kind is strictly prohibited. Installation of retractable clotheslines must be in the back yard portion of the property, and placement should be as unobtrusive as possible to surrounding properties. Clotheslines should be retracted and stored in the closed position when not in use.

Signed this 21st Day of May, 2008.



President



Attest