

Lakota Canyon Ranch Master Homeowners Association
P.O. Box 908
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(970) 945-7653

RULES AND REGULATIONS - Revised 10/09/2018

In the interest of maintaining an enjoyable living environment for all who live in the Lakota Canyon Subdivision, the Board has approved and adopted the following rules and regulations governing our project, property, owners and residents. All of the below rules carry fines for violations (See Section 12 of the Declarations). In the event of a violation, the owner of the unit will be notified in writing and the owner will be held responsible for their tenant's actions. This document is a summary of pertinent aspects of the Lakota Canyon Ranch Covenants.

The Rules and Regulations may not be all inclusive and members should refer to the Master Declaration of Protective Covenants, Conditions and Restrictions For Lakota Canyon Ranch, the Policy for Covenant & Rules Enforcement, and the Association's Bylaws for further guidelines.

1. Storage:
 - a. All items must be stored within the home or garage. Storage is not permitted on the outside of the home at any time.
 - b. Political signs are protected and allowed by the Colorado Revised Statutes section 38-33.3-106.5. However, the Association only permits signs to be posted 45 days prior to the election, and such signs must be removed 7 days after the Election Day. This policy shall apply to both primary and general elections. Only one sign per ballot item or political office shall be permitted on any owner's property and the sign must be no larger than 36" x 48".
2. Noise:
 - a. Unit owners and tenants shall not allow any noise or disturbance in their respective units, which is offensive, disturbing or detrimental to any other person. Neighbors are encouraged to contact the offending neighbor the first time themselves, and file a written violation with the Board thereafter for further action.
3. Trailers and Vehicles:
 - a. Currently there is to be no parking of trailers, RV, boats, campers, commercial vehicles, etc permitted at the property. As a courtesy, and in efforts to work with the homeowners, Lakota will allow trailers, RV, boats, and campers to be parked onsite for 48 hours to load, unload, wash and clean. When possible, try to park them in your driveway. Abuse of this privilege will be determined by the Board and the privilege may be revoked for those who abuse this privilege.
4. Pets:

- a. Pet owners are required to keep pets on leashes at all times outside their property. Pet owners are required to pick up their animal's waste at all times.
 - b. There is a maximum of two dogs and one cat permitted at each home. Violations of this rule will result in a daily fine.
5. Rental Leases:
- a. All rental leases are subject to the Covenants and Rules and Regulations of the Association. Any failure to comply with the above will be a default under the lease. Owners are responsible for giving tenants a copy of the rules and regulations, and for notifying the Association with names and phone numbers of new tenants.
 - b. Occupancy of each dwelling unit on the Property shall be limited to no more than two principal adults and the legal dependants of one or both of said principal adults, and occasional guests.
6. Structural Changes:
- a. No exterior structural changes shall be allowed without the permission of the Board of Directors and or Design Review Committee. Structural changes include any changes made to the exterior of the homes and any changes done to the landscaping. This shall include repainting if there is a change of original color.
 - b. Fences must be approved by the Design Review Committee. Fence approval shall include approval of staining of fences. Clear coating and power washing of fences needs no prior approval.
 - c. Satellite Dishes and Antennas must be reviewed by the Design Review Committee.
7. Speeding:
- a. The speed limit throughout the neighborhood is 20 miles per hour. Violators caught speeding will be reported to the New Castle Police Department.
 - b. Blackhawk Drive shall not be used as a through street or as a shortcut. The main entrance should be used at all times unless you reside on Blackhawk Drive, Whitehorse Drive, or Lakota Drive.
8. Trash:
- a. All trash cans are to be placed inside the garage except for on trash day. On trash day they are to be put out in the morning and put back into the garage in the evening. Owners and tenants will be responsible for picking up trash on their lot.
9. Lot Maintenance:
- a. All owners (vacant lot and built homes) are expected to maintain their lots and keep their sidewalks cleared of snow and vegetation maintained from noxious weeds.

- b. Dead trees are required to be removed and replaced within 30 days of notice.
10. Fines:
- a. If owners are found to be in violation of any of the above rules they may be subject to fines and penalties. Owners are responsible for their tenants' actions. These fines may be increased by a vote of the Board of Directors and may also be increased for repeat offenders.

Homeowner Fine and Fee Schedule**

First violation	Warning
Second violation (of same covenant or rule)	\$50.00
Third and subsequent violations (of same covenant or rule)	\$100.00

Daily fines may be assessed for repetitious violations at the Board's discretion. Refer to Policy for Covenant & Rules Enforcement for more information.

**The above fines can be modified by approval of the Board of Directors and increased for repeat offenses.

Violators will have a 10 day period (ten days) from the date of notification of the violation to request a formal hearing in writing with the LCRMA Board to contest the violation. Failure to cure the violation or request a hearing with the LCRMA Board will result in subsequent fines. If the violation is construction related and is not cured within ten days or a hearing is not requested with the LCRMA Board, construction will be stopped. Should the LCRMA Board find at the hearing the violation to be valid, the applicable fine will be due immediately.

**The hearing process can be found in the Policy for Covenant & Rules Enforcement.