

Ridgeview at Stetson Hills Master

Diversified Property Management (management company)719-578-9111

Ridgeview at Stetson Hills is a homeowners association in which the affairs are conducted so as to provide for the maintenance, preservation, and architectural control of the lots and common area. In addition to the provisions of the Declaration, the Association is responsible for the publication and enforcement of rules and regulations for the general welfare of all residents living in this development.

You, as an Owner and/or resident of Ridgeview at Stetson Hills, are required to follow the Ridgeview at Stetson Hills Rules and Regulations. These Rules and Regulations are strictly enforced. As a resident you are responsible for your guest's actions, so please keep your guests informed of the Rules.

April 2001

USE RESTRICTIONS

Property Uses: All Lots in the Community Area shall be used exclusively for residential purposes. M owner may rent his Dwelling Unit to one or more individuals related by birth or marriage provided that the Dwelling Unit is rented pursuant to a lease or rental agreement which is (a) in writing, (b) for a term of at least thirty (30) days, and (c) subject to all of the provisions of this Declaration. No Dwelling Unit erected or maintained within the Community Area shall be occupied for any purpose other than for a single-family dwelling.

Building and Grounds Conditions: Each Owner shall maintain the exterior of his or her Dwelling Unit and all other Improvements on his or her Lot in good condition and shall cause them to be repaired as the effects of damage or deterioration become apparent. If the Owner fails to properly perform such maintenance, Declarant or the Architectural Committee may, after giving thirty (30) days' written notice, effect such repairs and maintenance as it deems necessary in its judgment to maintain the standards of the Community Area. Entry to effect such repairs and maintenance shall not be deemed a trespass, and the Owner shall be liable for all costs incurred in connection with the repairs and maintenance.

Maintenance Equipment: All maintenance equipment shall be stored in an enclosed building or otherwise adequately screened so as not to be visible from neighboring property or adjoining streets.

Refuse: No unsightly objects or materials, including but not limited to ashes, trash, rubbish, garbage, grass or shrub clippings, scrap material or other refuse, or receptacles or containers therefore, shall be stored, accumulated or deposited outside or so as to be visible from any neighboring property or adjoining street, except during refuse collections. After a period of two weeks of continued violation of this Section 5.3, the Association or Declarant shall have the right to enter upon the Lot involved and remove such unsightly objects or materials at the expense of the Owner. Such entry shall not be deemed a trespass, and the Owner shall be liable for all costs incurred relative thereto.

Nuisances: No noxious or offensive activity shall be carried on upon any Lot nor anything done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. No offensive or hazardous activities may be carried on within any Lot or in any Dwelling Unit. No annoying lights or odors shall be permitted to emanate from any Lot or Dwelling Unit.

Sound Devices: No exterior speakers, horns, whistles, bells or other sound devices except security devices used exclusively for security purposes shall be located, used or placed on any Improvement or within any Lot.

Landscaping: Within six months after completion of a Dwelling Unit or within any extension of that period granted by the Architectural Committee, all yards and open spaces shall be Landscaped and thereafter maintained in lawn or Landscape in accordance with plans approved by the Architectural Committee.

Animals: No animals except domesticated birds or fish and other small domestic animals and except an aggregate of three domesticated dogs or cats shall be maintained in or on any Lot within the Community Area and then only if kept as pets and confined within the boundary of an Owners Lot. No animal of any kind shall be permitted which in the opinion of the Association makes an unreasonable amount of noise or odor or is a nuisance. No animals shall be kept, bred or maintained within the Community Area for any commercial purposes. No dogs or other pets shall be chained or enclosed on a Lot outside of the Dwelling Unit, except the Architectural Committee, in its sole discretion, may approve dog runs or enclosures.

Parking of Vehicles (a) No motor vehicles owned, leased, rented or used by Owners or Related Users shall be parked overnight on any street within the Community Area, except for parking of such vehicles as a temporary expedient for loading, delivery or emergency. Motor vehicles owned, leased, rented or used

by Owners or Related Users may only be parked in any portion of the Community Area designated and intended for the parking of motor vehicles and in garages and on driveways. No motor vehicle may be parked on any lawn or portion of any Owner's Lot. Driveways may not be extended or widened beyond their original width without the express prior written approval of the Architectural Committee, in its sole discretion.

(b) *No* boat, jet ski, trailer, camper (on or off supporting vehicles), tractor, commercial vehicle, mobile home, motor home, any towed trailer unit or truck shall be parked overnight on any street, Association Properties, or within any Lot except in a completely enclosed building such as a garage, or unless screened in a manner approved by the Architectural Committee. Pickup trucks having a one ton or less manufacturer's rated capacity, with or without bed toppers, and passenger vans for the private use of the residents of a Dwelling Unit shall not be considered trucks for purposes of the foregoing restrictions.

Inoperative Vehicles: No unused, stripped down, partially wrecked or inoperative motor vehicle or part thereof shall be permitted to be parked on any street or on any Lot in such a manner as to be visible at ground level from any neighboring property or street, unless fully screened in a manner approved by the Architectural Committee. An unused vehicle shall be any vehicle which is not properly licensed or registered or has remained immobile for more than a week as determined by the Association.

Vehicle Repairs: No maintenance, servicing, repair, dismantling, sanding or repainting of any type of vehicle, boat, machine or device may be carried on except within a completely enclosed Improvement which screens the sight and sound of the activity from adjoining streets and from neighboring properties.

Signs: The only signs permitted on any Lot or Improvement shall be:

- (a) One sign of customary size for offering of the signed property for sale or for rent;
- (b) One sign of customary size for identification of the occupant and address of any Dwelling Unit;
- (c) Multiple signs for sale and administration purposes installed by, or with the permission of, Declarant during development;
- (d) Signs as may be necessary to advise of rules and regulations or to caution or warn of danger and to identify security companies;
 - (e) Such signs as may be required by law. Except for permitted signs, there shall not be used or displayed on any Lot or Improvement, any signs or any banners, streamers, flags, lights or other devices calculated to attract attention in aid of sale or rental. All permitted signs must be professionally painted, lettered and constructed.

MAINTENANCE-RESPONSIBILITY CHECKLIST

Responsibility for repairs and maintenance falls to the Owner/Tenant for some things and to the Ridgeview at Stetson Hills Homeowners Association for other. Please note your responsibility.

REPAIR/MAINTENANCE HOMEOWNER OF THE FOLLOWING ITEMS:		RIDGEVIEW AT STETSON HILLS
Exterior of unit, roof & walls	XXX	
Snow removal from front yard sidewalks and driveways	XXX	
Trash removal	XXX	
Mowing	XXX	
Common Area Maintenance		XXX
Glass surfaces, exterior light bulbs, doors, screens and windows	XXX	
Maintenance of rear patios and decks	XXX	
Fence repairs and staining	XXX	
Interior walls and ceilings	XXX	
Utilities, fixtures and equipment installed in Home	XXX	
Plumbing and electrical	XXX	
Personal Property Insurance	XXX	
Sewer/Gas/Cable	XXX	
Electricity and Water	XXX	
Master Insurance covers common areas		XXX