

The Summit at Rock Creek
Homeowner's Association, Inc.

General Rules & Regulations
(Effective December 1, 2004)

By the authority vested in the Association by its legal documents and Colorado statutes, these rules are adopted to protect the community Members and the Association; to promote community harmony, health and safety; and to preserve, protect and enhance The Summit at Rock Creek property values.

1. Reporting Damages and Violations:

a. All actions regarding these Rules and Regulations, or damages to the common elements should be reported promptly to the Association, in care of the management company. Our current Association manager is Melissa Keithly, Association & Community Management, 9250 W 5th Avenue, Lakewood, Colorado 80226, Telephone (303) 233-4646. Fax-303-233-1018.

b. Violations of the Town of Superior Municipal Codes (including zoning violations) are to be reported directly to the Code Enforcement Office (303-499-3675), for noise, animal control or fire lane violations, report directly to the Boulder County Sheriff's Department non emergency number (303-441-4444 or 303-554-5839). Please also advise the Management Company so the Association can respond if contacted by Town/County officials or homeowners/residents.

c. Complaints for violations of the Association's rules must be in writing, must specify the nature of the alleged violation and be submitted to the Board of Directors through the Management Company.

2. Vehicular Use and Parking:

a. Parking for residents is allowed only in garages, Unit driveways, Resident Spaces or along Rock Creek Circle. No on-street parking is allowed within the complex. Resident and Visitor designated parking spaces are for short term parking not to exceed 72 hours per stay. Parking in designated fire lanes is prohibited and violators will be towed without notice at the Board's discretion. The Board may choose to implement the following policy at the Board's discretion; Each unit shall be assigned (2) two parking identification stickers.

b. The maximum speed limit on Association property is fifteen (15) miles per hour.

c. Except as hereinabove provided, no abandoned or inoperable automobiles or vehicles of any kind shall be stored or parked in the Community. An "abandoned or inoperable vehicle" shall be defined as any automobile, truck, motorcycle, or other similar vehicle, which has not been driven under its own propulsion for a period of seventy-two (72) hours or longer, or which does not have an operable propulsion system installed therein, or which is not then currently licensed and registered; provided, however that otherwise permitted vehicles parked by Owners while on vacation (for a maximum of two (2) weeks or during a period of illness shall not be deemed to be abandoned.

d. Extended parking in Resident & Visitor parking spaces is allowed only by notification to the Management Company, in advance, with a license number and make of vehicle, if parked longer than 72 hours.

e. No trucks in excess of three-quarter (3/4) ton, mopeds, motor scooters, dirt bikes, golf carts, snowmobiles, boats, trailers, self-contained motorized recreational vehicles, and other motorized recreational vehicles shall be parked on the property unless contained within a garage, except for loading or unloading. (See Declarations IX, Section 8a, (P.32) for more detail)

f. No mechanical repairs or maintenance shall be performed outdoors, out of doors, outside of garages, on any vehicle on the property, including in driveways, except emergency repairs to start the vehicle, or to change a flat tire. (See Declarations IX, Section 8d, (P.33) for more detail)

g. Motorcycles, mopeds, motor scooters, mini bikes, dirt bikes and other motorized vehicles, are considered vehicles for purposes of these rules.

h. Violators of these parking rules may be ticketed by the Boulder County Sheriff's Office for fire lane violations which are reported to them by any Member, towed at the owner's expense at the discretion of the Board of Directors or responding police officer. Violations of any parking rules may result in a fine by the Board of Directors. (See Declarations IX, Section 8c, (P.32) for more detail)

3. Pets:

a. Pets must at all times be on leash, under control of a responsible person, and may never be left unattended when outside of a Unit.

b. The owner of any pet causing a nuisance in any way, or damaging the premises or disturbing any other resident or neighbor, shall be in violation of these rules.

c. Owners of pets that foul the common area are responsible for immediate clean up of the area. Special fine structure applies to this rule, see Rules section 11c.

d. Pets are prohibited from the Clubhouse, Swimming Pool area, and Playground area.

e. Violators of the Pet Rules shall follow the fine policy specific to Pet Violations.

4. Storage:

a. Nothing shall be kept or stored so that items including but not limited to, bicycles, kayaks, sport or recreational equipment, trash, litter, junk boxes, containers, bottles, cans, implements, machinery, lumber or other building materials shall be permitted to remain exposed upon or within any Lot so that the same are visible from any neighboring Lot, or any street. (See Declarations IX, Section 12a, (P.34) & Section 7b, (P.31) for more detail)

b. No garage shall be used for storage of explosives or other volatile and/or incendiary materials or devices. (See Declarations IX, Section 12a, (P.34) & Section 7b, (P.31) for more detail)

5. Trash:

a. No trash shall be stored outside the garages. (See Declarations IX, Section 12a, (P.34) for more detail)

b. Trash must be placed in containers provided by trash removal company and placed in a suitable location for pickup. Trash containers and recycle bins may be placed out the evening prior to pickup, after 5:00 PM and must be brought back into garages the day following pick up.

c. The disposal of large or unacceptable items is the responsibility of the Owner. If trash is left outside at unauthorized times, the Association, at its discretion, may remove it at the Owner's expense.

d. You may arrange to have large items or large accumulations of items that the regular trash collection will not take picked up and disposed of by contacting the Management Company. There is a charge for this service to cover fees and time.

6. Signs:

a. No signs, posters, billboards or any other advertisements, are permitted anywhere on the Association property. A, FOR RENT, OPEN HOUSE, or FOR SALE sign of not more than five (5) square feet may be displayed as appropriate in the individual unit or it's lot, and two security system signs no larger than one hundred (100) square inches each may be displayed. (See Declarations IX, Section 7a, (P.30) for more detail)

b. OPEN HOUSE or arrow signs must be removed immediately after the conclusion of the open house.

7. Nuisance:

a. No light shall be emitted from any portion of the Community that is unreasonably bright or causes unreasonable glare, and no sound or odor shall be emitted from any portion of the Community that would reasonably be found by others to be noxious or offensive. Without limiting the generality of the foregoing, no exterior spot lights, searchlights, speakers, horns, whistles, bells or other light or sound devices shall be located or used on any portion of the Community except with the prior written approval of the Board of Directors. (See Declarations IX, Section 9 & 11, (P.33) for more detail)

b. No fires or other cooking source shall be permitted anywhere on the common elements without prior written permission of the Board of Directors. Proper barbecue equipment in good condition may be located and used on private patio areas. Care should be taken to avoid possible smoke discoloration of the building exterior or smoke blowing into adjoining units.

c. The firing, discharge, or launching of any firearm, weapon, missile or projectile is prohibited within the Association property. Such actions are specifically prohibited by the Town of Superior.

8. Repairs, Additions or Modifications:

a. No exterior building, addition, change, or alteration, including landscaping, storm and screen doors, fences, walls, or other structures, shall be commenced, constructed, altered, moved, removed, erected, placed or installed within the Community unless complete plans and specifications thereto shall have been first submitted to and approved in writing by the Board of Directors or Architectural Control Committee. (See Declarations IX, Section 7c-e, (P.31-32) for more detail)

b. Exterior antennas are subject to the Association's Satellite Dish Rules.

9. Plants, Clothes Lines, Un-attended items, decorations, flags:

a. Unsecured flowerpots, boxes or other heavy objects may not be placed on the rail of decks. Planters may be hung from the top of a porch but must not extend beyond the envelope of the porch. The plants should be attractive and in good condition. No items may be hung or attached to the exterior side of the fences. Planting within the fenced area is permitted. The patio or fenced areas are to be maintained by the owner or tenant. No personal property shall extend beyond the patio/porch into the common areas. Owners should not change drainage of lot or attach anything to the exterior of the building. (See Declarations IX, Section 7b, (P.31) for more detail)

b. All clothes lines, equipment or storage items are to be kept within the enclosed deck porch or patio area in a manner that will conceal them from view of neighboring units and streets. Patio umbrellas are allowed as long as they do not interfere with a neighbor's view and are kept closed when not in use. No lawn or yard art, adornment, or personal items shall be permitted on the common areas. (See Declarations IX, Section 7b, (P.31) & Section 12a (P.34) for more detail)

c. The time limit for putting up and removing holiday decorations is (30) days prior to the holiday and 15 days after.

d. Unattended bicycles, roller skates, roller blades, skateboards items, etc., are not permitted on the walkways, sidewalks, driveways or the common areas.

e. Banners, flags and signs shall not be displayed to the public view except flags of a recognized Government and shall be a reasonable size not to exceed five square feet.

10. Additional Rules:

In addition to these General Rules and Regulations, which may be amended from time to time, the Association has adopted the following rules

- a. Clubhouse Rules
- b. Swimming Pool Rules
- c. Satellite Dish Rules

11. Enforcement:

a. The Association's Rules will be enforced so that all persons will be treated fairly and equally without regard to race, color, religion, sex, familial status, handicap, or national origin, in compliance with the Fair Housing Act.

b. The Association's Board of Directors shall evaluate complaints received and take action, as it deems appropriate considering the facts and circumstances of each alleged violation.

c. After notice of an alleged violation and an opportunity for a hearing on the matter in front of the Board, the Board may levy fines as appropriate for the violation found to have occurred and/or suspend rights to use of the Association's common element facilities. Upon receipt of notice of an alleged violation, an owner may contact the management company to attend a hearing at the next regularly scheduled Board meeting.

All Violations shall be charged as follows except Pet Excrement Violations (Rule 3c)

1st-	Warning Letter	Pet Excrement Violations (Rule 3c)	
2nd-	\$ 25.00 Fine	1 st -	\$100.00 Fine
3 rd -	\$150.00 Fine	2 nd -	\$ 250.00 Fine
4th-	\$300.00 Fine	3rd-	\$ 500.00 Fine for each subsequent violation

All fines are due within 30 days, all fines not paid within 10 days of due date are subject to additional charges. The Association has the right to file liens against properties with unpaid charges and penalties.