

Aspen Brook Townhomes Homeowners Association (ABHOA)  
Rules & Regulations  
Adopted 03-17-2017

The Aspen Brook Townhomes Homeowners Association is a unique community, comprised of a variety of properties and residents. There are full time residents, part time residents, and a number of properties that are rented out for short terms. To ensure that all residents of the community (both permanent and short term) are considerate of others in the community, the following RULES & REGULATIONS have been adopted by the Board of Directors. All residents of the community are required to adhere to the following, to ensure an enjoyable experience of everyone in the community.

**This list of rules should not be considered a substitute for respectful and courteous interaction among neighbors.**

**Rules for All Members, Their Families, and Guests:**

1. The posted speed limit on all Association roads and drives is 15 mph. and must be obeyed.
2. All trash must be deposited in the trash dumpster(s) provided in the HOA TRASH GARAGE. The community is located in Bear Country, and as such, precautions must be made to prevent the attraction of bears. No trash/litter/junk/etc. is allowed to remain exposed upon any Lot if it is visible from any neighboring lot or from the street or Common Areas. (§8.3 of the Declaration)
3. Destruction of trees, plants, or animals in the common areas is not permitted. You may not pick the flowers. (§8.13 of the Declaration)
4. No routine travel is permitted across the common areas of the community that results in trampled pathways and/or erosion. Owners, Guests, and their children may not walk on steep hillsides between the roads or above the upper road.
5. Nothing may be erected or attached to the outside of the house, including signs, banners, or clotheslines. Seasonal Decorations, limited to wreaths or other door hangings, can be displayed for a time period of 30 days prior to and up to 20 days after, a holiday. All Seasonal Decorations shall be subject to the Board's discretion, and if denied, must be removed upon notification.
6. Garage doors are to remain closed unless moving a vehicle in or out of the garage, or actively loading/unloading items into the garage. (§8.4(d) of the Declaration)
7. ATV's, snowmobiles, campers, mobile/motor homes, trailers, etc. may not be parked or stored on Aspen Brook HOA property, unless parking is in an enclosed garage, or a variance is approved by the HOA Board of Directors. Motorcycles are permitted for use by Members and their guests, provided the Member is living in their home at the time of use. Vehicles may only drive on established roadways/driveways, and in no event will ATV's or Snowmobiles be allowed to be driven on the community roadway/common areas. (§8.4 of the Declaration)
8. Parking on the roadway is prohibited. You may only park in the garage, or on the spaces provided at each individual house. There are additional parking areas on a first come

first served basis. Parking is always perpendicular to the flow of traffic. (§8.4 of the Declaration)

9. No camping is permitted on Aspen Brook HOA property. (§8.12 of the Declaration)
10. "Quiet Hours" are to be observed from 9:30pm to 8:00am. Loud music or activities causing noise in excess of the Larimer County Noise Ordinance are not permitted. Members and guests can use private property such as patios and decks at all times day or night provided noise ordinances are not violated. (§8.4 of the Declaration)
11. Fireworks in any form are not permitted within the community. (§8.4(d) of the Declaration)
12. No outside fires, including cooking fires, are permitted except in designated areas. BBQ's are allowed to be used on private property. (§8.12 of the Declaration)
13. **IF A FIREPIT IS AVAILABLE FOR USE, BE DECISION OF THE HOA BOARD OF DIRECTORS**, The use of the firepit is by reservation only and restricted to use by Members and their guests. Use of the firepit requires physical presence on the Aspen Brook site by a Member or their immediate family. Members can make a reservation by marking the dry erase board located in the area of the fire pit (pending installation). Reservations can only be made for one night at a time and is subject to fire bans. Fire extinguishing and trash removal are the responsibility of the Member. Use of the area is prohibited after 9:30pm. Following use, the fire must be completely extinguished and all trash removed to the trash dumpsters. **The Association does not provide firewood. A fee for cleanup of the area after use may be charged.**
14. The playground area is open for use from 8:00 a.m. to 9:30 p.m. **The use is at your own risk.** The posted rules must be strictly obeyed. Children must be accompanied and supervised at all times by a responsible adult. This regulation also applies to the areas along the river.
15. Whenever an insurance claim is made for any reason, the homeowner whose home is damaged will be responsible for the deductible amount, even though the cause of the damage may have emanated from the common area. (§12.2 of the Declaration)
16. Members who lease their property are responsible to ensure tenants are aware of the Association's applicable rules and regulations. All leases and/or rental agreements must include the following regulations:
  - a. Animals/pets are not permitted (including short term visits),
  - b. Smoking anywhere within the community is prohibited (including in a vehicle, on the deck of a house, or anywhere indoor/outdoor of the community),
  - c. Firearms are prohibited in any form.
  - d. Motorcycles are not permitted on Association grounds.

In the event the rules of the community are not followed, fines will be levied by the Association against the member whose house is leased/rented to the offending party. It is suggested that a binder is provided at each leased property, that includes all of the Governing Documents of the Association, and a detailed listing of the Rules & Regulations, along with contact information of the rental agent, in the event of questions/concerns.

THE ASPEN BROOK TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

BY: R. R. Shih

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