

Spruce Meadows Community Rules and Regulations

1. Decks, gazebos, patios, and porches may not be used for hanging garments or other articles or for cleaning rugs, household articles or other items, and may not be used for storage other than patio furniture and barbeques.
2. Holiday and party decorations including but not limited to Christmas lights, lawn ornaments or figurines, holiday flags and banners, party balloons, etc. must be removed within two weeks following the last day of the holiday or within three days following the last day of the party.
3. Any camper, RV, boat, four-wheeler, motorcycle, or other recreational vehicle must be garaged or stored off site other than for purposes of loading (packing) or unloading with a maximum time on a lot of three (3) days at a given time, not to exceed 6 days per month.
4. A garage should be used for its designated purpose as a garage and not as a storage facility. Owners are encouraged to park their privately owned vehicles within their garage; however, one (1) vehicle may be parked in the driveway overnight provided it is a regularly driven vehicle (not being stored). A regularly driven vehicle means a vehicle that is regularly used and not parked for longer than a 48 hr. period so it is not considered an abandoned or inoperable vehicle in accordance with Section 10.8.3 of the CCRs. Owner vehicles not parked or stored within a garage shall be parked on the driveway as close to the home or garage as possible. Vehicles belonging to short-term visitors may also be parked outside overnight. This rule is in addition to those stated in Section 10.8 of the CCRs.

The Board may grant a variance to this regulation due to exceptional circumstances to allow parking in a driveway based upon the following guidelines:

- a. New residents shall be given a thirty (30) day grace period to come into compliance.
 - b. There are more licensed drivers living at the residence (as permitted by law) and more regularly used vehicles than there are actual garage spaces.
 - c. All applications for such variances must be addressed to the HOA Board in writing and sent to the HOA Property Manager for follow-up.
 - d. All variances issued by the Board shall be in writing.
 - e. All variances shall be granted for a specified, limited time and only so long as the vehicle parking meets the guidelines, but in no case longer than twelve (12) months.
 - f. Variances shall be canceled if and when the vehicle parking comes into compliance with all applicable guidelines.
 - g. Any new application for such variance must be submitted in writing for a new period if the variance expires or was canceled.
 - h. A temporary variance may be granted if a building or addition for needed garage space has been approved by the DRC and is currently under construction.
5. No stripped-down, inoperative, wrecked, or junk motor vehicle or any vehicle with "for sale" signs shall be parked, stored, or maintained on any lot except in a closed garage.

6. No motorized vehicles of any kind shall be permitted in any common area or in any area established as an equestrian easement or pedestrian trail except for authorized vehicles for maintenance or access to oil and gas operations within or adjacent to Spruce Meadows. This includes all cars, trucks, motorcycles, three and four wheelers, mopeds, scooters, and motorized skateboards. No aircraft or helicopters shall be permitted within the community.
7. Yard maintenance equipment such as tractors, lawn tractors, riding or push mowers, snow blowers, etc. are to be stored in the garage or approved accessory building.
8. Horse trails, by their nature, are subject to horse waste which will not be removed from the trails by the horse owner or by the Homeowners Association unless at its sole discretion it becomes a nuisance to the community. Homeowners are encouraged to walk their horses on the trails and not on the public streets to avoid cleanup of horse waste from the community streets.
9. Dogs must be kept on a leash at all times they are outside the boundaries of their owners lot, including but not limited to Spruce Meadows streets, common areas, and horse trails. Barking dogs must be controlled at all times so as not to become a nuisance to the neighborhood. A reasonable number of household pets can be contained on any lot. The type and number of pets is currently established in accordance with City of Broomfield regulations. Commercial breeding of animals is not permitted.
10. Trash and recycle receptacles must be stored in the garage or substantially screened from view from the street and neighboring lots. Screening materials must be approved by the DRC prior to installation. Trash receptacles may be put out for pick up the night before they are to be picked up and replaced in the garage or the approved screened area by the evening of trash pick up.
11. For the safety of the residents and to maintain the aesthetics of the community, garage doors shall be kept closed at all time unless when in immediate use.
12. Homeowners are allowed up to two real estate signs for the purpose of selling their home on their lot with a total face area per sign not to exceed 12 square feet (6 square feet per side if using a double sided sign) or be higher than 6 feet. Any subcontractor or service signs (painters, landscapers, etc.) must be limited to one sign per lot at a given time not to exceed 4 square feet. These signs shall not be erected until work is being done on the property and they are to be removed within one week of work being completed. A security system stake sign is allowed to be placed in the front of the property towards the front door. One private residence sign provided by the on-site marketing team shall be permitted until all homes in any given area are sold and occupied. Refer to Community Sign Guidelines for Sign Rules.
13. In accordance with City of Broomfield Health Department regulations, each lot's septic system will be inspected annually by an approved contractor working on behalf of the HOA to ensure that they are being properly maintained. The inspection fee will be included as part of the annual HOA dues for each lot. However, should a system require additional

- maintenance, pumping or other repair service, a report will be provided to the individual homeowner and they will be responsible for any service required. Should the homeowner fail to complete the required service within 30 days, or immediately if deemed a safety emergency, the HOA will have the service performed and will assess the costs to the homeowner as allowed in the Covenants.
14. No excessive and disruptive noise will be allowed in the community. This includes but is not limited to parties, bands, work equipment, excessively loud vehicles, barking dogs, etc.
 15. Street lights are not permitted in the community and subdued down lighting on residences, accessory buildings, and landscaping is required. As a consideration to their neighbors and to protect the rural character of the neighborhood and surrounding communities, homeowner's are encouraged to utilize soft white frosted bulbs in the lowest bulb wattage necessary to provide appropriate light for access and safety to their properties.
 16. No landscape planting shall take place until plans have been approved by the DRC. When planting trees, homeowners should consider placement that could restrict scenic views from adjacent properties.
 17. Firearms may not be discharged within the Spruce Meadows community for the safety of its residents and animals.
 18. Any damage to community property or common areas by an individual resident of Spruce Meadows will be billed to that individual or its responsible party including any damage by a resident's horse to community owned fencing.
 19. Borrow ditches are to be planted in native grass and maintained by the Metro District below 8" in height after grass establishment. Maintenance of the borrow ditches with any other approved landscape materials shall be the responsibility of the homeowner.
 20. Easements are to be maintained and easement access is to be allowed which may include access through gates in adjacent equestrian fencing.
 21. Horse waste must be removed from the property at least twice a month unless it is deemed to be a nuisance in which case it must be removed more frequently.
 22. Horse feed must be stored in a barn or covered and stored adjacent to a barn in a manner that is out of sight from the street.
 23. When dogs are walked in the community, their waste must be picked up and disposed of appropriately.
 24. Snow must not be plowed, blown, or shoveled from the homeowner's driveway onto community streets or common areas. Snow must not be piled in borrow ditches to block drainage flows or on road shoulders to create a hazard to vehicular traffic.