

Proposed Changes to the Rules and Regulations

Rules and Regulations Northridge Estates: Northridge Estates Metropolitan District Nos. 1-3

1. Applications for Review.

Applications for review and approval as well as information regarding design review procedures can be obtained from the District's Management Company ("Management Company"). The Applications for review must use the form attached hereto as Attachment A, or as provided by the Management Company. All Applications for approval of a modification, addition or alteration to an Improvement, including all other related materials, shall be submitted to the District's Management Company and the ACC for review by, or on behalf of, the Governing Board, before work commences. Once an Application submittal has been developed, three (3) copies of a plan shall be submitted to the Management Company and the ACC, via mail or email. The Application must contain the following information:

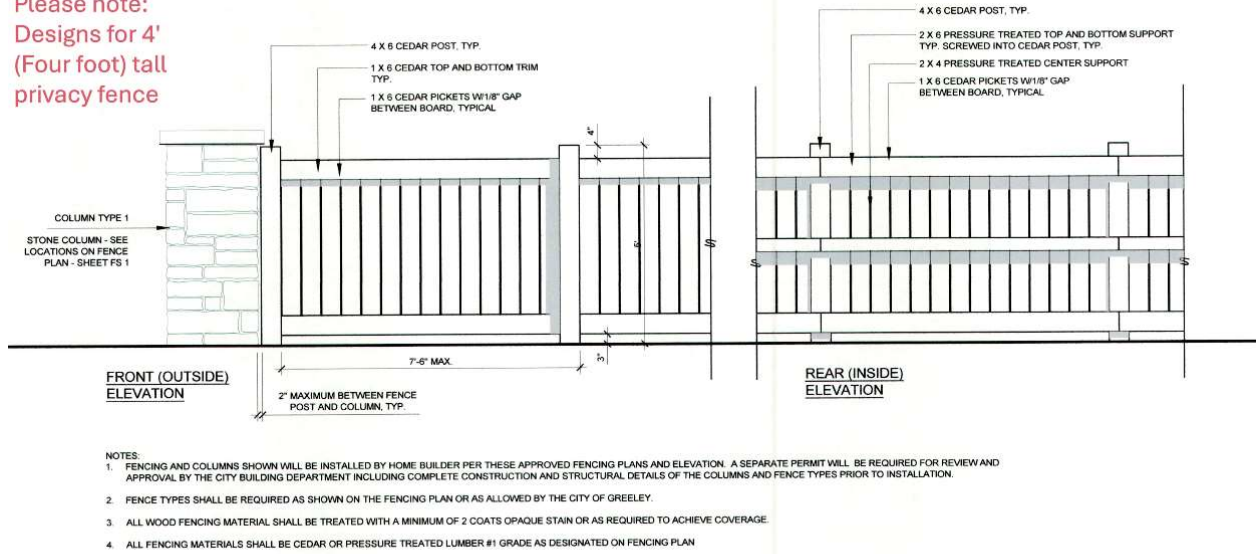
- a) Owner's name, address, and telephone number;
- b) Contractor and/or designer's name, address, and telephone number (if applicable);
- d) All existing conditions, including house, walks, driveways, patios, decks, walls, plants, trees, drainage ways, and property lines;
- e) All proposed Improvements, including information (to the extent applicable) described in "Drawing or Plans" below.

2. **Nonvegetative Turf Grass:** Approval is required by the ACC. Nonvegetative turf grass must be installed in accordance with the industry standard, including adequate drainage. Mitigations to ensure weeds never accumulate on the astroturf are required. Nonvegetative turf grass must be a natural shade of green and closely mimic the appearance of natural grass. The District reserves the right to require replacement at any time if the appearance has deteriorated to the point of looking worn out.
3. **Air Conditioning and Heating Equipment/Evaporative Coolers/Attic Ventilators:** No heating, air conditioning, air movement or refrigeration equipment may be placed or installed on rooftops or extended from windows on the front of the property. Ground mounted air conditioning equipment installed in the side yard shall be installed in a manner so as to minimize visibility from the street and to minimize any noise to adjacent property owners. Swamp coolers are not allowed under any circumstances.
4. **Clotheslines:** Clotheslines do not require ACC approval. Clotheslines shall be retractable, located at the rear of the home, no more than twenty (20) feet in total length and shall

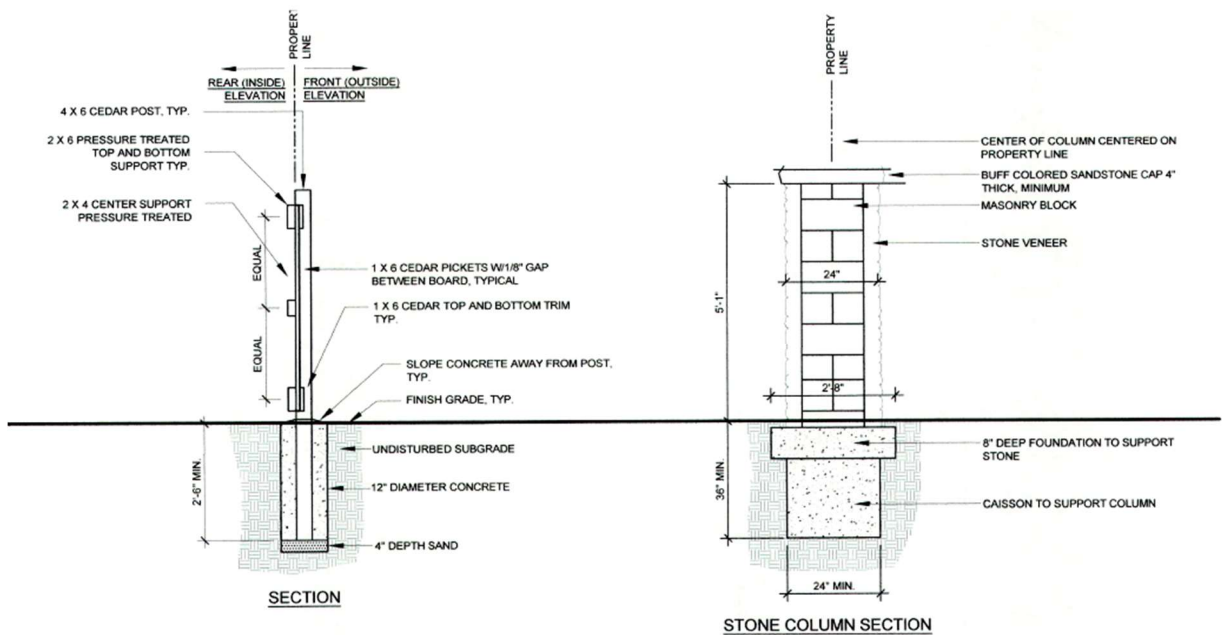
remain retracted unless in use. Retractable clotheslines may not be mounted or attached to a Lot fence. All use of retractable clotheslines must cease by sundown.

5. **Driveways:** There shall be no extension or expansion of driveways without prior ACC approval. Driveways to the garage shall be constructed only with neutral tone concrete. If driveway extension or expansion is desired, drawings shall be submitted to the ACC showing the desired changes/additions. Any approved driveway expansion shall not be intended to promote or facilitate the storage of any vehicle on the driveway or side yard.
6. **Energy Devices:**
 - a) **Solar:** The professional installation of roof mounted solar panels does not require ACC approval. DIY solar installations require ACC approval. Plans for a DIY installation must be certified by a qualified electrician. The Owner shall be responsible for eradication of any animals that may nest in, around or under such devices.
 - b) **Vehicle Chargers/Storage Batteries:** Homeowners must obtain city permits, comply with local and NEC codes, ensure sufficient electrical capacity, use a licensed electrician for installation, and maintain the equipment; chargers must be in a garage or approved location without creating hazards, and the homeowner assumes all liability. For additional information, please reference the Colorado General Assembly website for House Bill information.
 - c) **Generators:** Approval is required for all types of stand-by power generators.
7. **Fences:** Fencing is allowed only in accordance with the community standard, which is either a height of four (4) feet (not including columns) with three (3) rails split rail or privacy fence.

Please note:
 Designs for 4'
 (Four foot) tall
 privacy fence



Fence Type 1 - 4 Foot Privacy Fence



Additionally, any property with the pre-existing 5ft privacy fence along B St Road, may choose to continue that style of fencing along their property lines.

The approved fence stain color for Northridge Estates is: **Sherwin Williams Super Deck Monterey Tan, SW3049 or color matched equivalent. All fences must be stained.**

The Community fence must be installed in any portion of the Lot which adjoins common area, per the approved Fencing Plan for Northridge Estates.

Fences require ACC approval prior to installation and extensions. Drawings showing fence location, layout, design, height and material shall be submitted to the ACC. No fencing will be allowed anywhere within the front yard of residence unless adjoining a common area. Upon review and approval by the ACC, installation of wire mesh between the fence posts and the three (3) rail fence may be allowed for pet containment purposes. Owners are advised that various utility companies and other service vendors may have the right to access the Lot because of established easements (including removal of fence with no obligation to restore).

9. **Firewood/Wood Storage:** Firewood does not require ACC approval. If stored outside, firewood shall be stored in the backyard, shall not be visible from the street, shall not exceed a reasonable amount, and shall be organized in a neat and orderly fashion. Wood storage does not require ACC approval so long as it is being stored temporarily, and organized in a neat and orderly fashion, for the completion of an ACC approved modification.
10. **Flags and Flagpoles:** Freestanding flagpoles are not allowed without the express written approval of the ACC. One wall-mounted flag bracket per residence shall be allowed. Flags do not require ACC approval. All must be in good condition when displayed, free from tears, fading, or excessive wear. When displaying a U.S. flag, ensure compliance with *The Flag Code, Title 4*, which includes proper positioning, respectful handling, and timely replacement of damaged or weathered flags.
11. **Gardens:** Vegetable gardens shall be allowed only within the Owner's back yard or side yard, and not in the front yard. It is recommended that flower beds (especially annuals), vegetable gardens and other landscaping which requires regular watering, should not be planted within five (5) feet of the foundation wall or slab and should avoid excessive watering. Further, piping and heads for sprinkler systems should not be installed within five (5) feet of foundation walls and slabs. All gardens must be weeded, cared for and carefully maintained.
12. **Household Pets:** No animals, livestock, birds, poultry, reptiles or insects of any kind shall be raised, bred, kept or boarded in the Property; provided, however, that the Owners and residents of each Lot may keep a reasonable number of bona fide household pets (including dogs, cats, chickens, and other domestic animals), so long as such pets are not kept for any commercial purpose, including breeding and are not kept in such number or in such manner as to create a nuisance to any resident of the Property. For clarification, any dog barking for more than 5 minutes continuously, during hours of darkness, or in such a way as to disturb neighbors shall be considered a nuisance.

13. Landscaping: Landscaping plans must be approved by the ACC prior to installation. Once the landscaping plan has been approved, no alterations can be made unless approved by the ACC. The ACC may require form(s) to accompany submitted landscaping plans and payment of a review fee (except for the original builder). Plans shall depict types and locations of: fencing, decks, playing areas, sod, seeded areas, edging, retaining walls, rock areas, sprinkler systems, flower beds/gardens, other planting beds, mulch areas, landscape lighting and any other components of the proposed plan. Aspen trees and other water-seeking root plants may not be placed within 15 feet of the foundation. Owners of a Lot must maintain the builder installed tree(s) required by the Town of Greeley. Owners of a Lot adjacent to a street tree lawn are required to plant and maintain grass or groundcover of a type approved by the ACC in the adjacent street tree lawn abutting the Lot and shall install (including boring under the sidewalk) and maintain an underground sprinkler system. Lot Owners are responsible for replacing dead or diseased trees (with the species and size specified by the Town of Greeley) or plantings. Landscaping work/installation can be accomplished by a professional landscaping designer/contractor, by a construction contractor or by residence owner(s). The Owner of each Lot (other than Declarant, as defined in the Covenants or a builder with the express written approval of the Declarant) shall install landscaping on such Lot within one hundred eighty (180) days after acquisition of such Lot by such Owner if said acquisition occurs between April 1 and October 1; if said acquisition does not occur between such dates, then such landscaping shall be installed by such Owner by the following October 1. The ACC may request additional information and/or resubmittal, as it deems appropriate. Sprinkler systems must be installed to irrigate landscaping in the front lawn. The semi-arid climate makes watering necessary. It is recommended that watering be done in the early morning or evening. One of the most common tendencies is to over-saturate the Lot. We urge each Owner to conserve water and as a result minimize problems on their own Lots as well as on adjacent Owner's Lots caused by over-watering. This can be accomplished by watering at shorter cycles more often during the day. Watering schedule must meet the City of Greeley Watering Restrictions. The following are some facts to consider in selecting the type and location of the irrigation system you are going to use:

- a) Size and shape of areas to be watered.
- b) Type of turf or ground cover.
- c) Available water supplies and pressure.
- d) Environment of the area-wind, rain, temperature, exposure, and grades.
- e) Low spraying irrigation devices may help to minimize wasted water due to wind.
- f) Installation of an irrigation system directly adjacent to front sidewalks may eventually cause undermining and deterioration to concrete and paved areas.

g) Type of soil and its ability to accept water. Local nurseries or do-it-yourself sprinkler stores have detailed information concerning the type and installation of irrigation systems.

h) Drip irrigation systems are recommended for tree and shrub areas.

Weeds on all Lots (including, without limitation, Lots owned by builders) shall be kept mowed/cut (weeds must be mowed/cut when they exceed four (4) inches in height).

Landscape rocks in the front of the home shall be kept reasonably free of weeds clearly visible from the road. Front lawns must be reasonably kept free of weeds.

14. **Vehicles:** No bus, large commercial or construction type of vehicles shall be parked, stored or kept on any Lot except where reasonably necessary during construction of improvements or residences. No abandoned or inoperable vehicles shall be stored or permitted to remain unless fully enclosed within a garage. An “abandoned or inoperable vehicle” is one that has not been moved under its own power for more than one week or is incapable of being moved.

Parking upon any common area shall be regulated by the District.

The following may not be parked or stored within the community, unless such parking or storage is within the garage, or is otherwise exempted by Colorado law:

- Oversized vehicles, longer than a standard twenty (20) foot long driveway;
- Commercial vehicles (not including work vehicles that are passenger cars or light duty trucks or vans);
- Trailers;
- Camping trailers;
- Boat trailers;
- Hauling trailers;
- ATV’s or UTV’s;
- Snowmobiles;
- Boats, or accessories thereto;
- Self-contained motorized recreational vehicles; or
- Any other oversized types of vehicles or equipment as prohibited by rule or regulation.

The above may be parked as a temporary expedience (but not to exceed a forty-eight (48) hour period) for loading, delivery of goods or services or emergency. The Board may adopt rules and regulations regarding registration of such vehicles in order to enforce this restriction and the time limitations contained herein. This restriction shall not apply to commercial vehicles temporarily located within the community which are necessary for the construction or for the maintenance of any common elements or construction of new homes.

No parked vehicle may impede the safe and efficient use of the streets or sidewalks by residents, obstruct emergency access to/from the community, or interfere with the reasonable needs of other residents to use their driveway, the common drive or guest parking, if any. Vehicles of the owner or their guests are permitted to park within their garage or driveway. All street parking will be regulated per City of Greeley standards.

No activity such as, but not limited to, maintenance, repair, rebuilding, dismantling, repainting or servicing of any kind of vehicle, trailer or boat may be performed or conducted outside of garages. Minor repairs may be performed, provided they may be completed the day commenced, and all equipment and parts are removed upon completion of the work. No vehicles may be left unattended on jacks or jack stands.

Vehicles parked on public streets are subject to the parking regulations of the Town of Greeley and if any vehicle is parked in violation of such regulations, the Board may place a notice on the vehicle specifying the nature of the violation and stating that after twenty-four (24) hours the vehicle will be reported to the Town of Greeley for further action.

15. **Windows and Window Tinting:** Approval is required unless the windows are being replaced with the exact style and color as previously installed and approved on the home. The use of mounting bars for all replacement windows is optional, but in all cases shall be consistent with each side's exterior elevation. For instance, if the Owner is replacing their windows in the front of the home only (the front elevation), then all the windows must have or not have the mounting bars. Any mounting design except for the standard checkerboard shall first be submitted for approval. Any type of window material except for standard glass shall first be approved (glazed, opaque, glass blocks etc.). Window tinting does not require approval unless it is a color other than a within the spectrum of grey-black or mirrored.

16. NOTICE OF VIOLATION

A. Notice Required: Upon an Owner's first violation of any provision of the Governing Documents, the District shall provide a written Courtesy/Warning ("Warning") to the Owner to allow the Owner the right to cure said violation as stated in the Warning.

B. Courtesy/Warning Notice: A Warning of the first violation shall be mailed via certified mail to the Owner and contain, at a minimum, the following information:

- The alleged violation of the Governing Documents;
- The date of the violation or the date the violation was observed;
- The first and last name of the person who observed the violation or the name of the management person confirming the violation;
- A statement that the violation must be cured within ten (10) days of the date of the Warning, and failure by the Owner to cure the violation within ten (10) days

shall result in a fine in accordance with the Fine Policy and Schedule of Fines (“Schedule”) in effect at the time of the violation; and

- The Owner’s right to appeal the violation.

C. Right of Appeal: An Owner who receives a Warning regarding a violation may appeal the violation by sending a written response via email or certified mail to the District’s address (as listed on the Warning of contact form recorded with the county recorder) within ten (10) days of the date of the Warning.

17. APPEAL PROCESS

A. Notice

1. Any Owner who receives a Notice may appeal such violation to the District by providing the District, via email or certified mail, a written request for a hearing. Such request must be submitted to the District within ten (10) days of the date of the Notice. Fines set forth in any Notice from the District will continue to accrue during the appeal process so that the appeal process is not used to delay effective enforcement of the Governing Documents, as defined in the Schedule noted above.

2. If a timely request for a hearing is submitted by the Owner, the District shall set a date and time for the hearing and notify the Owner in writing of the date and time of the hearing.

18. Attachment B

**SCHEDULE OF
FINES:**

Violation	Amount of Fine				Assess	CC&R's
	1st	2nd	3rd	Thereafter		
Architectural Committee Review and Approval Required	Warning	\$25	\$50	\$50	Bi-weekly	Article 2 and Rules & Regulations
Architectural Review, Improvement not Conforming to Request/Approval	Warning	\$25	\$100	\$200	Bi-weekly	Article 2 and Rules & Regulations
Residential Use: Professional or Home Occupation	Warning	\$25	\$100	\$200	Bi-weekly	Section 3.2 and Rules & Regulations
Declaration of Covenants, Other Not Listed	Warning	\$25	\$50	\$50	Bi-weekly	Section 3.1 and Rules & Regulations
Drainage & Irrigation	Warning	\$25	\$100	\$200	Bi-weekly	Article 3 and Rules & Regulations

Household Pets	Warning	\$25	\$50	\$50	Bi-weekly	Section 3.3 and Rules & Regulations
Leases	Warning	\$25	\$50	\$50	Bi-weekly	Section 3.12 and Rules & Regulations
Vehicle Parking, Storage and Repairs	Warning	\$25	\$50	\$50	Bi-weekly	Section 3.6 and Rules & Regulations
Light, sound and Orders	Warning	\$25	\$50	\$50	Bi-weekly	Section 3.9 and Rules & Regulations
Nuisances	Warning	\$25	\$50	\$50	Bi-weekly	Section 3.7 and Rules & Regulations
Hazardous Activities	Warning	\$25	\$50	\$50	Bi-weekly	Section 3.8 and Rules & Regulations
Completion of Landscape	Warning	\$25	\$50	\$50	Bi-weekly	Article 3 and Rules & Regulations
Lot Maintenance	Warning	\$25	\$50	\$50	Bi-weekly	Article 3 and Rules & Regulations
Miscellaneous Requirement & Improvements including signage	Warning	\$25	\$50	\$50	Bi-weekly	Section 3.5 and Rules & Regulations
Temporary Structures	Warning	\$25	\$50	\$50	Bi-weekly	Section 3.4 and Rules & Regulations
Trash and Materials	Warning	\$25	\$50	\$50	Bi-weekly	Article 3 and Rules &