

BUCKHORN RANCH ASSOCIATION, INC.

RULES AND REGULATIONS

What is outlined in these Rules and Regulations is about being a good neighbor. That being said, this document should be considered a minimum of good conduct and Buckhorn Ranch residents should always consider how their actions will affect other property owners and should govern themselves with common sense and consideration. These rules and regulations apply to you as the homeowner as well as your family, guest, invitee, renter or occupant of the Owner's lot or unit.

1. All Owners to be Bound. These Rules and Regulations pertain to Buckhorn Ranch (Premises), located in Crested Butte, Colorado. All Owners, Owner's family, occupants, guests, renters, etc. shall comply with these Rules and Regulations of Buckhorn Ranch Association, Inc. (Association). Any violations shall be addressed by the Board of Directors of the Association, and may be subject to an oral discussion, written notice and/or a fine as determined by the Board of Directors, pursuant to the governing documents of the Association. An Owner shall be held responsible for any violations, including the imposition of any fines, committed by the Owner's family, guests, invitees, renters, or occupants of the Owner's lot or unit.
2. Emergency Vehicles. Emergency vehicles driven by an Owner who is a member of a volunteer fire department, or employed by a fire department, law enforcement, or ambulance or medical services are permitted on the Premises pursuant to C.R.S. § 38-33.3-106.5 (2012).
3. Flags. An Owner may display an American Flag and/or a service flag in the following manner:
 - a. American Flag: An American flag not to exceed 36" x 60" may be displayed in the window (or balcony) of an Owner's residence, or on the Owner's property, so long as such flag is displayed in accordance with the federal flag code.
 - b. Service Flag: A service flag bearing a star denoting the service of an Owner or the Owner's immediate family, in active or reserve military service of the United States during a time of war or armed conflict, may be displayed on an Owner's property. The service flag shall not exceed 12" x 18".
 - c. Other flags are permitted so long as such flags do not exceed 36" x 60".
 - d. American Flag restrictions: American Flag restrictions as to size and number shall not be in effect, Memorial Day, Veteran's Day, Flag Day and Independence Day.
4. Signs. Political signs shall be allowed pursuant to C.R.S. § 38-33.3-106.5(c) (2012). An Owner may post a sign identifying the address and name of the owner of a lot so long as such sign does not exceed three square feet. No advertisement, announcement or solicitation of any kind may be distributed or displayed in any part of the premises

without the written consent of the Board, except as follows. Real estate signs listing a property for sale are permitted, construction signs shall be determined by the Design Review Board. Additionally, all posted signs must comply with the Gunnison County Sign Code.

5. Antennas and Satellite Dishes. Antennas and satellite dishes are permitted in Buckhorn Ranch, except that satellite dishes shall not exceed 39” in diameter.
6. Lighting. All lighting within Buckhorn Ranch shall comply Gunnison County’s restrictions on the same.
7. Pets. Pets within Buckhorn Ranch shall be subject to the Declaration of Protective Covenants. The Owner of a lot or unit may keep and maintain a reasonable number of dogs and cats thereon so long as even with a reasonable number, they do not cause nuisance as defined below. For the purposes of clarification, “reasonable number” shall mean not more than a total of six (6) pets which can include dogs, cats or others fitting the definition of a household pet. Associations governing multi-family units may impose further restrictions as to the amount of dogs and cats permitted therein. Horses, llamas, mules and donkeys or other animals of such nature are not considered pets but may be ridden in Buckhorn Ranch but may not be kept in Buckhorn Ranch. While outside, dogs shall be monitored by an owner and either kept on a leash at all times, or under voice control. Dogs shall not be allowed, nor shall Owners permit their dogs, to roam freely throughout Buckhorn Ranch unsupervised. Excessive barking shall be considered a nuisance for the purpose of enforcement. Owners shall clean up their pet’s waste, be responsible for any damage, repair or cleaning caused by his or her pets, and shall not permit their dogs to bark, disturb, threaten, scare or injure any person or other animal. Any pet which endangers the health of any Owner, renter or guest, or which creates a nuisance or unreasonable disturbance must be permanently removed from the Premises within 24 hours of written notice thereof. If the Owner of the pet fails to comply with such notice, the Board of Directors may remove the pet, and the Owner shall be responsible for all fees related thereto, including boarding. Any pet that injures another person or pet shall be permanently removed from the Premises immediately within 24 hours of written notice thereof. Any pet which poses an immediate threat to the health, safety, or property of any person on the Premises may be removed by the Board without prior notice to the pet’s Owner. Dogs at large are not permitted and may be impounded. Service animals are permitted and are subject to the Rules and Regulations herein.
8. Recreational Equipment, Snowmobiles, Boats. Recreational equipment, (including but not limited to off-road motorcycles, all-terrain vehicles, four-wheelers, snowmobiles, boats, kayaks, and trailers for these) , and similar items should be stored in the Owner’s garage or approved shed (as approved by the Design Review Board) when not in use. Driveway storage of recreational equipment is allowed so long as it is a reasonable amount of equipment and that such equipment is stored in a neat, orderly manner in which the equipment is covered when not in use. The assembly or

disassembling of any vehicle in public view is not allowed, except for minor repairs that can be completed in the same day. Any disabled/inoperable vehicles and equipment need to be kept out of plain view when repairs exceed one day. Parking of airplanes is permitted on runway lots and is subject to the Crested Butte Airport Rules and Regulations.

9. Recreational Vehicles, Campers, Boat Trailers, Horse Trailers and Motor Homes:

During construction, the presence of any recreational vehicle, camper, construction trailer or motor home on a lot shall be governed by the Design Review Guideline Construction Rules and Regulations, and the Declaration of Protective Covenants. After construction is completed, recreational vehicles, all trailers, and motor homes and campers will be governed by the Declaration of Protective Covenants and these Rules and Regulations. Nothing in the Rules and Regulations shall supersede or override the Declaration of Protective Covenants. In any event, campers, trailers or motor homes in use or soon to be used may be parked on any lot so long as such parking does not exceed 14 consecutive days or 80 cumulative days in any given year. Notwithstanding the foregoing, no camping via a recreational vehicle or motor home within Buckhorn Ranch is permitted at any time. During the time of approved storage, recreational vehicles, trailers, motor homes and campers may only be parked in the Owner's driveway, unless parked within a garage or approved structure. By definition, in the case where a "camper" is a built out van or a camper shell on a pick-up, if the use is primarily for recreation then it needs to follow the rule above; whereas, if it is a primary mode of transportation/business, then it is considered otherwise.

10. Storage of Personal Property. There shall be no storage of personal property on any property owned by the Association, including but not limited to open space and common areas.

11. Abandoned or Inoperable Vehicles. Abandoned (but not including Owners' vehicles stored on their property while not in residence at Buckhorn Ranch) shall not be stored or parked on any lot or portion of a lot. For the purposes of this rule, an abandoned or inoperable vehicle is one that has not operated three months or longer and is not registered. See Rule 8 for further regulations.

12. Recreational Activities. Motorcycle riding (including motorcross bikes), all-terrain vehicle riding, snowmobiling, and similar motorized recreational activities are not permitted in Buckhorn Ranch except as a starting or ending point from an Owner's lot. When used in this regard, slow, quiet speeds are mandated. For drivers of such unregistered/unlicensed using Buckhorn Ranch as a starting/ending point, you are taking your own risk for driving on County roads. Non-motorized recreational activities are permitted on open space and on the roads.

13. Swimming: Swimming is permitted in the lakes and ponds in Buckhorn Ranch. Children under fourteen (14) years of age must be accompanied by an adult at all times while

swimming or on the shores of the lakes or ponds. No lifeguards are on duty at any time and swimming is at the swimmer's own risk.

14. Trash Storage, Recycling and Removal: No trash, debris, garbage or similar materials shall be allowed to accumulate on any lot. No burning of trash, refuse, garbage or debris is permitted at any time, unless authorized by the Board of Directors and the appropriate entities. Trash and recycling should be stored inside and placed at the curb the morning of pick-up. All trash and recycling shall be stored in appropriate trash receptacles with lids. Bags of trash are not permitted to be placed at the curb for pick-up.

15. Storage of Construction or Salvage Materials. Construction or salvage materials shall only be stored on an Owner's lot during the period of construction or salvage. Storage of such materials prior to project construction or after completion of project construction shall not be permitted on any lot or on the Premises.

16. Open Space and Common Areas. An Owner wishing to use open space or a common area for a function of any kind or purpose shall first obtain written consent from the Board of Directors. Such use may require the Owner to sign an agreement with the Association, including but not limited to indemnification and release provisions. Storage of any personal property on any of the Buckhorn Ranch's property designated as open space or as a common area is prohibited at all times.

17. Lot Appearance. Owners shall maintain their lots in a neat and attractive condition at all times. Lots shall be free from trash, refuse, garbage, debris, noxious weeds, unsightly growth, and inoperable or abandoned vehicles.

18. Landscaping. Landscaping, including trees, shall be governed by the Declaration of Protective Covenants, if applicable. Lawns shall be maintained and mowed on a regular basis so as to comply with Section 17 above. Weed mitigation shall be subject to Gunnison County regulations regarding the same.

19. Watering. Owners shall water their lawns and plantings in accordance with any enacted watering restrictions imposed by any applicable governing authority. Watering shall occur so as to adequately maintain lawns and plantings.

20. Home Occupation Business. Home occupation businesses shall be permitted so long as such home occupation business is subordinate and secondary to a lot's or unit's residential use. Associations for multi-family units may further restrict a home occupation use. The home occupation business shall not operate during such hours or in a manner that will create a nuisance to adjacent property Owners or the neighborhood in general. It shall not produce smoke, dust, fumes, odors, offensive noise, vibrations, electrical, wireless or magnetic interference, glare, extreme heat, or pose a danger to adjacent property Owners. The home occupation business shall be conducted by individuals residing within the home, and one other individual. The business shall serve no more than 25 vehicles traveling to the property in any given

week (not including the residents of the home). No tractor trailers or semi-trucks shall be permitted to make deliveries to a home occupation business. No signs posted on the property shall be permitted advertising the home occupation business. A resident wanting to run a home occupation business out of his or her home shall first seek approval from the Design Review Board and the Board of Directors.

21. Parking and Speed Limit. Parking on the right of ways within Buckhorn Ranch is not permitted and cannot be obstructions to emergency or snow removal vehicles. Cars parked illegally may be towed by the Association at the Owner's expense. Parking of any vehicle shall be on an Owner's lot. Posted speed limits within Buckhorn Ranch shall be observed at all times. The Association reserves the right to fine Owners violating speed limits.

22. Noise and Nuisance. Obnoxious, destructive, or offensive activity at Buckhorn Ranch is prohibited. Each person shall refrain from any activity which would be reasonably likely to cause embarrassment, discomfort, annoyance or nuisance to others at Buckhorn Ranch, or which would be reasonably likely to endanger the health, safety and welfare of other Owners, renters or guests, or which would negatively affect the reputation of the Association or Buckhorn Ranch. No offensive yelling, cursing or screaming, or fighting is permitted on open space or common areas of Buckhorn Ranch at any time. Noise levels shall not disturb others, including neighbors' quiet enjoyment at any time. The Association shall use its best efforts to ensure that reasonable noise levels are maintained within Buckhorn Ranch.

23. Violations. An Owner shall be notified of any violation of these Rules and Regulations by written notice thereof, either delivered personally or transmitted by electronic or postal service means. Said notice shall provide such person with 24 hours to cure the violation if practicable, or as soon as practicable thereafter if cure or resolution within such 24 hour period is not possible. Action taken by the Association to enforce these Rules and Regulations may subject the Owner to fines and additional costs the Association incurs to cure the violation, including but not limited to attorneys' fees and costs. The imposition of fines shall be subject to the Association's policy thereon.

Each Owner shall indemnify, defend, and hold harmless the Association and other Owners from and against any and all losses resulting from the violation of any of these Rules and Regulations caused by such Owner or Owner's family, guest, invitee, renter or occupant of the Owner's lot or unit.

In the case a homeowner takes issue with another homeowner for violation of a Rule or Regulation, the first step is to engage that homeowner directly. In the case this does not resolve the situation, the issue should be brought to the attention of the Board. If a situation is of immediate safety concern, it is appropriate to contact local police.

24. Fines and Liens. The Board reserves the right to levy fines for violations of these Rules and Regulations with additional consideration for costs to the Association for corrective actions, inclusive of legal fees.