

SPRING VALLEY PROPERTY OWNERS & RECREATIONAL CORPORATION
Policy Number 321 - NUISANCES and ANNOYING CONDITIONS
and/or BEHAVIOR POLICY

Effective June 18, 2016

I. GENERAL

A. In compliance with the Colorado Common Interest Ownership Act and the Declaration of Protective Covenants for Spring Valley Property Owners & Recreational Corporation (SVPORC) hereinafter referred to as the Corporation, the Board of Directors desires to adopt a uniform and systematic policy to address nuisances and annoying conditions and/or behavior.

B. Stated in Paragraph 7 of the Declarations of Protective Covenants for both filings of the Shadow Lake Subdivision, the Original Filing for the Spring Valley Subdivision, Filing One, Filings Three through Eight, as well as in Paragraph 6 of Filings Nine and Ten and applicable metes and bounds filings, and in paragraph IIIT of A Declaration of a Common Interest Community effective January 1, 2010, for Filing Two of the Spring Valley Subdivision: **“No noxious or offensive activity shall be carried on or upon any lot, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.”**

C. This policy serves to further define the statement quoted in paragraph B, above, so as to inform Corporation members of the types of “noxious or offensive activity” which is included within the parameters of the Protective Covenants.

II. ENFORCEMENT PROCEDURE

Enforcement procedures regarding “noxious and offensive activity” shall be carried out as specified in Spring Valley Property Owners and recreational Corporation Policy Number 320 – Declarations, Covenant and Rule Enforcement Policy.

III. NOXIOUS OR OFFENSIVE ACTIVITIES, DEFINED

For the purpose of the Protective Covenants specified in Paragraph IB, above, the following definitions of noxious or offensive activity apply:

A. Noxious or offensive odors and/or respiratory hazards. Odors associated with decomposing animal carcasses, accumulations of animal fecal and urinary matter, and large amounts of rotting vegetation causing noticeable odors are considered noxious and offensive under this Policy. Also, smoke and other vapors that cause limited visibility and/or provide for odors and/or which serve as respiratory irritants are considered noxious and offensive under this policy.

B. Noxious or offensive sights. Sights that not in keeping with an aesthetic mountain community are considered noxious and offensive, and include such things as unregistered, inoperable, partially dismantled or junk vehicles, distressed and collapsing buildings, and/or piles of trash and unused building materials.

C. Noxious or offensive animal behavior. Animals owned by Corporation members that are aggressive and that menace or attack others are considered noxious and offensive under this Policy.

D. Noxious or offensive sounds: Sounds that can be heard beyond the property line of a lot which include such sounds as loud music, screaming and yelling, loud motors and engines, gunshots, and explosions are considered noxious and offensive under this policy.

IV. AMENDMENTS

This Declaration, Covenant & Rule Enforcement Policy may be amended from time to time by the Board of Directors.

FOR THE EXECUTIVE BOARD OF DIRECTORS:

Z. G. Standing Bear
Corporation President

/s/
Deb Schneider
Secretary