

RIVER RUN TOWNHOME OWNERS ASSOCIATION

RULES AND REGULATIONS

The following Rules and Regulations (the “Rules”) have been created and approved by the River Run Townhome Owners Association (the “Association”) Executive Board (“Board”) in order to protect and enhance the investment of the Members of the Association and contribute to the harmonious and enjoyable living environment of all who reside in the River Run Townhomes (“Owners” or “Residents”).

1. OVERVIEW

A. Executive Board as Sole Interpreter. The interpretation of the Rules will be at the sole discretion of the Board.

B. Failure to Act. No failure of the Board to insist on the strict adherence to any provision of the Rules shall constitute a waiver of such provision unless such waiver is made in writing by the Board. Nor shall any failure to enforce any provision of the Rules prevent the Board from subsequently exercising any of the rights and remedies found in these Rules for any subsequent breach.

C. Applicability and Responsibility.

i. Applicability. These Rules shall apply to all Owners, Residents, lessees, family or guests.

ii. Responsibility. In all cases, Owners shall be responsible for the activities of their families and guests as well as the activities of their lessees and their families and guests.

iii. Tenants. It shall be the further responsibility of Owners who lease their Homes to provide their tenant with a copy of these Rules.

D. Local, State and Federal Law. The Rules established by the Association shall not supersede local, state or federal laws and regulations. Civil complaints and violations of local ordinances or state or federal laws shall be pursued through normal legal channels without the involvement of the Association or the Board. Any Owner or resident in violation of applicable federal, state or local law, ordinance or regulation shall hold the Association and other residents harmless from all fines, penalties, costs, and prosecutions for any violation or noncompliance.

2. LANDSCAPING AND PLANTING. Landscaping is limited to original landscape areas. Any additional landscaping must be approved by the Association.

3. PETS.

A. Owners are permitted to have no more than 2 pets (either 2 dogs, 2 cats, or 1 dog and 1 cat).

B. Dogs must be kept within a home or fenced yard. All exterior pet enclosures must be approved by the Board.

C. Cats may only be kept inside a home.

D. Pets must be controlled at all times.

E. Tenants, contractors, subcontractors, delivery people, etc. are prohibited from bringing pets onto the Property.

4. FENCING: Fencing of small enclosed areas is permitted so long as such fencing: is within the Townhome's Limited Common Element patio area; does not exceed a height of 48"; matches the color and materials of the adjacent Townhome; and is approved by the Board and the Neighbourhood Company.

5. TRASH:

A. Trash must at all times be kept within an enclosed area. Trash should be stored in a suitable receptacle with a tight fitting lid.

B. Garden compost piles are prohibited unless the compost pile is bear proof.

6. WILDLIFE: As a community, the goal is to mitigate wildlife impact. With the exception of bird feeders, feeding, baiting, salting or other means of attracting wildlife is prohibited. Owners are encouraged to visit the following Colorado Department of Wildlife web site to educate themselves as to living with wildlife:

http://wildlife.state.co.us/Education/CoExisting_with_wildlife/CoExist_index.htm.