

COLUMBINE KNOLLS SOUTH/ESTATES
CONSOLIDATED COVENANT RULES AND REGULATIONS
(Board Approved 7/24/2020)

These Consolidated Covenant Rules and Regulations (Rules and Regulations) provide administrative and enforcement provisions and supplemental information as provided for in Section F-2 of the Amended, Restated Consolidated Protective Covenants for Columbine Knolls South and Chatfield Estates (Covenants). As such, they carry the full force and effect of the Covenants themselves. They are mandatory to all property owners. Tenants of rental properties shall abide by the Rules and Regulations. Property owners are responsible for the actions of their tenants and CKS/E recommends that any lease agreement include the tenants' obligation to comply with the terms of the Covenants and their Rules and Regulations. The Covenants and their Rules and Regulations apply to every lot within the Columbine Knolls South/Estates (CKS/E) boundaries and may be more restrictive than the zoning regulations of Jefferson County.

Section numbers in these Rules and Regulations refer to like-numbered parts of the Covenants. Not all sections of the Covenants are included in these Rules and Regulations.

These amended Rules and Regulations replace all previously approved versions. If a question arises as to the correct interpretation of any terms, phrases or language contained in these guidelines, the CKS/E Board of Director's (Board) interpretation thereof shall be final and binding.

C-1 LAND USE AND BUILDING TYPE

All alterations to or building of any improvements, including, but not limited to, detached structures, garage/shop additions, landscaping and painting require a Project Request be submitted to the Architectural Control Committee (ACC) and approval by the ACC prior to the start of construction. For more information on Project Requests, go to Section C-2, Architectural Control in this document. You can also refer to the Project Request form on the CKS/E website: www.cksehoa.org.

Detached Structures – Detached structures include, but are not limited to, storage sheds, playhouses and pool houses. All detached structures require a zoning review and a Jefferson County permit. A copy of the permit should be included with the Project Request. The criteria for detached structures are as follows:

1. Detached structures shall not be located in existing easements or within any of the lot setback areas unless a waiver has been granted by Jefferson County. A copy of the waiver must be included with the property owner's Project Request. Even with a county waiver, the ACC still has the right to disapprove the Project Request.
2. Detached structures shall not be larger than 120 square feet or ten feet tall.
3. Detached structures shall only be allowed if they are roofed with the same roofing material and painted the same color(s) as the primary residence.
4. Existing detached structures that currently do not have the same roofing material and color as the primary residence shall be brought into compliance either when the existing roofing on the primary residence is replaced or when the residence is sold.
5. Existing detached structures that currently do not have the same paint color(s) as the primary residence shall be brought into compliance either when the existing paint color(s) on the primary residence is replaced or when the residence is sold.
6. Only one storage shed is allowed per lot. Even though several detached structures are allowed per lot, only one actual shed is allowed per lot.
7. Canvas, tent or temporary structures are not allowed as detached structures.

Garage/Shop Additions - All houses in the neighborhood were built with attached garages. Proposed garage/shop additions may be added to an existing house or attached with a breezeway. Property owners should realize that many lots in CKS/E cannot physically and architecturally accommodate a garage/shop addition and Jefferson County may deny the request. All garage/shop additions require permits from Jefferson County and approval by the ACC. A copy of the necessary permit(s) should be included with the Project Request. The criteria for garage/shop additions are as follows:

1. The garage/shop addition shall be no larger than 525 square feet unless it is directly attached as an addition to the original/existing residence.
2. The garage/shop addition shall not be more than ten feet from the original/existing residence.
3. The garage/shop addition must not be located in existing easements or within any of the lot setback areas unless a waiver has been granted by Jefferson County. A copy of the waiver must be included with the Project Request.
4. The garage/shop addition shall not exceed one story in height.
5. The exterior of the garage/shop addition shall be constructed, trimmed, roofed and painted to match the existing residence, such as matching any brick, brick veneer or roof pitch.
6. If the garage/shop addition is not attached to the residence, there shall be a breezeway connecting the original residence with the detached garage/shop. Additionally, this breezeway shall be at least six feet in width and have the same roof structure with matching roofing material as the primary residence.
7. The property owner shall submit the completed Project Request, including a detailed set of engineering drawings in compliance with Items 1 through 6 above and all necessary Jefferson County approvals/permits, to the ACC at least 45 days prior to the date when approval is needed.
8. The ACC will review all proposals for the garage/shop addition and approve or disapprove the request in writing within 30 days of complete submittal.
9. The property owner must have written approval from the ACC prior to any construction of a garage/shop addition.

House Painting and Siding - The neighborhood has historically used subtle tones to achieve harmony for homes and structures. To maintain that harmony, paint colors, siding and trim should blend in appearance with roofing and masonry. The criteria for painting and siding are as follows:

1. When repainting, all structures on the property shall be repainted with the same color(s) and color scheme.
2. The property owner must provide paint samples for the exact color paint with their Project Request. Property owners shall keep the interests of architectural harmony in mind when making color selections and exercise caution with color choices.
3. Color choices shall not draw the attention of the casual observer as a result of any disharmony with the surrounding areas.

Driveway/Patio Replacement – Replacement of existing concrete driveways, sidewalks or patios with concrete or brick/stone is allowed without having to submit a Project Request as long as the same dimensions (footprint) and materials are maintained. Changing materials or changing the size of a driveways, sidewalks or patios requires a completed Project Request and ACC approval prior to starting the project.

Fences – Perimeter fencing is defined as the fences bordering all six sides of the subdivision, W. Ken Caryl Ave., S. Wadsworth Blvd., S. Pierce St., W. Chatfield Ave., S. Upham St. south of W. Clifton Ave. and the properties bordering the shopping center land at S. Wadsworth Blvd. and W. Chatfield Ave.,. The

approximately 500 feet of fence along S. Yarrow St. next to S. Wadsworth Blvd. is the CKS/E HOA's responsibility to maintain. All other fences are the responsibility of the property owner.

1. The maintenance of perimeter fencing is the responsibility of each property owner.
2. All perimeter fencing must be maintained using six-foot cedar dog-eared pickets as this fencing designates the perimeter of our community.
3. The fencing along W. Ken Caryl Ave., which is eight-foot sound buffer fencing, was installed and is maintained by Jefferson County.
4. CKS/E HOA maintains the brick pillars on the perimeter fences.
5. Fences cannot exceed six (6) feet in height.
6. All property owners must ensure their fences are kept in good repair.

Landscaping - The Covenants contain an implied requirement that property owners maintain their grounds and property in such a manner that they not detract from the value of other neighborhood property. Landscaping should give an appearance of harmony with its surroundings. The ACC can restrict the use of materials like concrete, asphalt, rock and artificial turf, but shall not prohibit xeriscaping in the community.

C-2 ARCHITECTURAL CONTROL

Architectural Control Committee - The ACC shall consist of the Board and up to three (3) non-Board members of the CKS/E Homeowners' Association (HOA) appointed by the Board.

The ACC must review all Project Requests and approve Project Requests prior to any work being started. Project Requests will be processed on an individual basis and will receive final determination based upon harmony of external design and compatibility with existing structures.

The ACC will review any Project Requests for new roofing materials to be added to the approved roofing material list. The approval for such material will be based on the criteria in Section C-13, Roofing Materials Rules and Regulations. The ACC will base approval for a replacement roof upon its' review of the approved Roofing Materials Rules and Regulations currently in place.

Project Requests – Project Requests are required for all improvements and landscaping except as noted in the table below. The below table is not all-inclusive; consequently, the property owner should check with the ACC for Project Request requirements if starting a project that is not listed.

The information required on the Project Request is dependent on the type of project. The Project Request identifies what information is required for different types of projects. For more specifics on allowable roofing materials and what is required to get a new roofing material approved, see Section C-13.

Property owners shall submit copies of any necessary permit(s) and/or easement waiver(s) required by Jefferson County with the Project Request.

The Project Request form is printed in the neighborhood Directory and is also located on the CKS/E website: www.cksehoa.org.

The following table provides guidance to property owners as to when either a Project Request/ACC approval and/or a Jefferson County permit is required. However, this list is not an exhaustive list.

Project	Project Request and ACC Approval Required	Jefferson County Permit Required*
Small detached structures no more than 120 square feet and 10 feet tall	Yes	Yes
New attached structures such as a garage, shop, patio/deck cover, home addition	Yes	Yes
Add a fence – no more than 42 inches high	Yes	No, unless in flood plain
Add a fence – over 42 inches high, but no higher than six feet maximum	Yes	Yes
Fence – replace existing cedar fencing with exactly the same material and configuration (maximum height of six feet)	Yes	Yes
New or replacement deck	Yes	Yes
New patio on grade	Yes	No
Replace roof with cedar shake shingles	Yes	Yes
Replace roof with approved alternate material	Yes	Yes
Replace gutters/downspouts	Yes	No
Repaint (Same or different colors)	Yes	No
Replace siding (Same or different colors)	Yes	Yes
Replace windows or exterior doors with same configuration	Yes	No
Change exterior architectural design or trim	Yes	No
Add a concrete slab or sidewalk	Yes	No – maybe change to Yes? Waiting for more info from Jeffco
Replace concrete slab/sidewalk of same layout/materials	Yes	No
Add or replace a swimming pool	Yes	Yes
Add a retaining wall – over 36 inches high	Yes	Yes
Add a retaining wall – no more than 36 inches high	Yes	No
Landscape additions/changes with no grade changes	Yes	No
Landscape additions/changes with grade changes	Yes	Yes
Solar panels	Yes	Yes

*** Current as of the date of these Rules and Regulations. Please refer to Jefferson County for current permitting requirements.**

Approval Process Requirements – A completed Project Request must be submitted for approval for all work identified in the above table. ACC approval must be received prior to starting the work identified in the Project Request. The ACC will respond in writing to all Project Requests within thirty (30) days of receipt. Adjacent neighbors’ signatures are requested to allow them to provide comments to the ACC before the ACC reviews the Project Request for approval. This also provides the property owners an opportunity to notify their neighbors of the planned construction.

A Project Request may be submitted in one of the following ways:

1. In person at the monthly HOA Board meeting.
2. Mailed to the ACC at the address of record - CKS/E HOA, Attn: ACC, P.O. Box 620271, Littleton, CO 80162-0271.
3. Hand delivered to any ACC member.
4. Emailed to cksehoa@gmail.com.

C-5 NUISANCES

Many Covenant violations can be considered a nuisance when they become an annoyance to the neighborhood and/or detract from the residential value and look of the area. Any nuisances are the responsibility of the property owner to resolve or to contact Jefferson County for resolution as noted below. Examples of violations in this category include, but are not limited to:

1. Visible trash containers
2. Trash piles
3. Unlicensed, inoperable or abandoned vehicles
4. Graffiti – Report any new graffiti to Jefferson County at 303-277-0211 for further investigation.
5. Abandoned or unoccupied houses
6. Barking dogs
7. Portable storage units
8. Sinking or cracking concrete
9. Poorly maintained structures, including broken windows, torn screens, deteriorating wood and paint condition
10. Landscaping, including deteriorating fences, excessive weeds, dead or dying trees and poorly maintained yards
 - a. Property owners are required to maintain their grounds, including all xeriscaping. Dead and dying trees can be a safety issue and are considered a nuisance. Property owners have the responsibility to ensure dead limbs are removed from trees and dead trees are removed from the property.
 - b. As our water provider, Denver Water establishes watering guidelines, and during drought conditions, establishes watering restrictions that must be adhered to. Following any Denver Water restrictions and/or guidelines, property owners must adequately water all landscapes, to assure a healthy-looking yard and landscape. Upon the lifting of water restrictions imposed due to drought conditions, the ACC will give residents a reasonable period of time to revive grass. If the grass cannot be revived, the property owner must replace it.

The following nuisances need to be reported to the appropriate Jefferson County agency:

1. Barking Dogs - Call Jefferson County Animal Control at 303-271-5070 with complaints. In consideration of their neighbors and CKS/E, property owners and tenants must take care of barking dogs, keep animals on leashes and clean up after their pets. All dogs must be leashed when not in the property owners' backyards as there are no off-leash areas within the CKS/E neighborhood.
2. Abandoned or Unlicensed Vehicles - Call the Jefferson County Sheriff's Office at 303-277-0211 if you believe a vehicle that is parked in the street has been abandoned or is unlicensed. A Sheriff's Deputy can tag the vehicle, ordering it to be removed within 72 hours. After 72 hours, a vehicle is considered abandoned and may be towed by the Sheriff's Office.

3. Abandoned or Unoccupied Residences - Call the Jefferson County Sheriff's Office at 303-277-0211 to report any house that may have been abandoned or unoccupied for at least three years.

C-6 MOTOR/RECREATIONAL/COMMERCIAL/OVERSIZED VEHICLES

The following restrictions on vehicle parking apply:

1. All vehicles in CKS/E must be licensed and operational or stored in a garage.
2. An oversized motor vehicle, i.e. wider than eight feet and longer than 25 feet, is prohibited from parking in CKS/E except for loading/unloading and other immediate use.
3. Commercial vehicles, trailers, tractors or recreational vehicles, including, but not limited to, campers (on or off a vehicle), boats, mobile homes or RVs shall be totally screened from public view behind six-foot fences or be stored outside of the CKS/E neighborhood.

Commercial Vehicles - The parking of vehicles with commercial logos by residents in driveways or on streets is prohibited. A commercial vehicle is defined as any motorized vehicle with company lettering and/or drawing(s)/painting(s) depicting the company or the company's products. The ACC will allow parking of these vehicles if company lettering and drawing(s)/painting(s) are totally covered with a magnetic sheet material matching the color of the vehicle. All company equipment, such as ladders, pumps, racks, etc. must be removed from the vehicle when parked at any residence.

While renovations are being done on a residence, inside or out, any commercial vehicles and/or trailers associated with the renovations can be parked overnight at the residence for the duration of the work. The property owner should give the dates of the renovation to the ACC to ensure that no misunderstandings occur about the commercial vehicles/trailers.

Emergency Vehicles - State law C.R.S. 38-33.3-106.5(1)(d) provides that emergency vehicles must be allowed to park in driveways and on streets. The ACC will allow the parking of emergency vehicles that qualify under this provision as long as the vehicle meets all the following criteria:

1. The vehicle must be required by the resident's employer as a condition of employment. The resident must notify the ACC of any such requirement.
2. The vehicle must weigh less than ten thousand pounds.
3. The resident must be a member of a volunteer fire department OR is employed by a provider of emergency firefighting, law enforcement, ambulance or emergency medical services.
4. The vehicle bears an official emblem or other visible designation of the emergency service provider.
5. Parking of the vehicle can be accomplished without obstructing emergency access or interfering with the reasonable needs of other residents to use streets and driveways.

Custom Painted Private Vehicles - Custom painted private vehicles (such as cars, pickups, SUVs and vans) is allowed, but may not be used for advertising or promoting products or companies.

Recreational Vehicles - If trailers, tractors and recreational vehicles, including, but not limited to, campers (on or off a vehicle), boats, mobile homes, motor homes, RVs, jet skis and snowmobiles, are to be stored within the CKS/E neighborhood, they must be totally screened from public view behind a six-foot fence. If they cannot be totally screened from public view, they are only allowed in the CKS/E neighborhood temporarily for a period of less than 72 hours within a seven (7) day period to allow for loading, unloading or washing of the vehicle. Any attempt to circumnavigate this requirement shall not qualify the vehicle for

exemption. Recreational vehicles are prohibited from parking in the CKS/E neighborhood for more than 28 days per year per the Jefferson County parking ordinance.

Jefferson County Planning and Zoning Division has stopped enforcing the requirements for recreational vehicle storage. In response to Jefferson County's actions, in 2007 the Board wrote a resolution defining the guidelines regarding the definition of "totally screened" and "acceptable screening". In 2009, the Board decided to grandfather currently screened recreational vehicles in the area with the stipulation that when the grandfathered recreational vehicle is replaced, the new recreational vehicle would have to be placed in off-site storage. The ACC will not grandfather any additional recreational vehicles. The resolution regarding the definition of "totally screened" and "acceptable screening" is included herein.

RESOLUTION
OF THE
COLUMBINE KNOLLS SOUTH/ESTATES HOMEOWNERS' ASSOCIATION
REGARDING DEFINITION OF "SCREENED FROM VIEW"

SUBJECT: Clarifying the term of "Totally screened from public view in such a way as not be a public nuisance in the Opinion of the ACC" as used in Section C-6 of the Amended, Restated and Consolidated Protective Covenants for Columbine Knolls South and Chatfield Estates (the "Declarations").

PURPOSE: To establish a clear rule regarding limiting acceptable screening materials for the parking and storage of commercial, recreational and oversized vehicles within the Columbine Knolls South/Estates community.

AUTHORITY: The Amended, Restated and Consolidated Protective Covenants for Columbine Knolls South and Chatfield South Estates, and Colorado law.

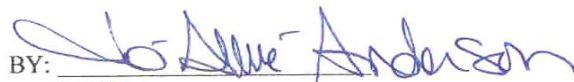
EFFECTIVE DATE: March 8, 2007.

RESOLUTION: The Association hereby adopts the following definition:

1. "Totally Screened" shall mean that no portion of the vehicle may be seen by the naked eye, from any street, within the community or from the ground level of any lot within the community.
2. "So as not to be a public nuisance" shall mean that the screening used must be harmonious with the design of the Community as determined by the Board in its sole discretion.
3. Acceptable Screening materials shall be limited to six foot privacy fences made of wood or other material that may be approved by the Architectural Control Committee in such design and style as to be harmonious throughout the community.
4. Nothing in the policy shall be construed as permitting an Owner to build a privacy fence without first obtaining approval as required by Section C-6 of the Declaration.
5. This rule shall be enforced in a consistent manner throughout the community.

PRESIDENT'S CERTIFICATION: The undersigned certifies that the foregoing Resolution was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on March 8, 2007 and in witness thereof, the undersigned has subscribed his/her name.

COLUMBINE KNOLLS SOUTH/ESTATES HOMEOWNERS ASSOCIATION
a Colorado non-profit corporation.

BY: 
President

C-8 SIGNS

Patriotic and Political Expressions - Property owners and tenants may at any time display the American flag in its prescribed manner and such flags that denote military service by property owners or their families. Political signs may be displayed from 45 days prior to, and seven (7) days after, elections.

This is consistent with State law C.R.S. 38-33.3-106.5(1)(c)(I)(A). No more than one sign per political office or ballot issue may be displayed on any property.

Commercial Signs - Commercial signs are prohibited except for a temporary real estate sign that advertises a single sale or rental transaction and a contractor's sign advertising ongoing construction, services, re-roofing, maintenance or repair services. These signs must be removed when the house sale, construction, services, re-roofing, maintenance or repair activity has been completed. Signs that indicate the property is protected or monitored by a security company are permitted.

C-11 GARBAGE AND REFUSE DISPOSAL

Trash containers must be stored in the garage or behind a solid six-foot fence and out of public view between trash pickup days. Trash must not be placed out any earlier than the evening before the day it is to be picked up and containers must be returned to out-of-sight storage by the end of day that the trash was picked up.

C-13 ROOFING MATERIALS RULES AND REGULATIONS

The Roofing Materials Rules and Regulations were established to provide guidance to property owners in their efforts when selecting approved roofing materials or when applying for a new roofing material. These Roofing Materials Rules and Regulations are consistent with Section C-13 of the Covenants.

The ACC reserves the right to continually review and re-evaluate the suitability of all previously approved roofing materials.

Disclaimer – The ACC does not endorse any specific manufacturer, distributor or product, nor the warranty, durability, value or maintenance requirements of any product. Instead, the ACC will make known its evaluation criteria and which broad types of materials are allowed or prohibited.

Approved Roofing Materials - The list of approved roofing materials is located on the CKS/E website: www.cksehoa.org in the Important Forms and Information section.

How to request approval for a new roofing material - Property owners may request that a new roofing material be added to the approved roofing material list.

The property owner must attend an ACC meeting with a completed Project Request and the required information listed below. If the Project Request and all of the required information is provided, the ACC will review the request.

1. Property owner's name, address and phone number.
2. Name of manufacturer, product type, product name and color.
3. Product brochure and sample.
4. Local address(es) where the roofing material is installed.

For a new roofing material to be approved, it must meet the following criteria:

Allowable Colors, Patterns, Designs and Textures - Colors must be subdued or muted and in tan, gray or brown wood tones characteristic of weathered cedar shake shingle roofs. Roofing materials shall

meet the requirements for visual harmony by having a strong resemblance to cedar shake shingles in terms of color, contrast, pattern, design, texture and size.

Consistent Treatment Within Lot Boundaries - All structures on each lot are to be roofed with the same roofing material as the primary house.

Prohibited Roofing Materials - Any products that are not on the approved roofing list are prohibited. The ACC reserves the right to specifically prohibit products that significantly compromise the harmonious appearance of the neighborhood area. The Approved Roofing Materials information is on the HOA website (cksehoa.org) in the Important Forms and Information section.

Any attempt by a property owner to install a roofing material that is not on the approved roofing material list will result in the immediate initiation of litigation by the ACC. The property owner will be responsible for all legal expenses.

C-14 COMMERCIAL USE

Home Businesses - Home businesses are allowed with the following restrictions:

1. Home business permits are required by Jefferson County.
2. There must be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable beyond any boundary line of the lot, parcel or tract of land due to the conduct of the home business.
3. There must be no advertising signs for the home business.
4. There must be no exterior storage of home business materials or equipment on the lot, parcel or tract of land.
5. The home business must not increase vehicular traffic flow and customer parking by more than one additional vehicle at a time.
6. The home business must be conducted entirely within a lot, parcel or tract of land and carried on by the inhabitants living there.
7. The home business must be clearly secondary to the use of the lot, parcel or tract of land for residential purposes and must not change the character thereof.
8. Garage sales must not exceed three sales per calendar year and must not be held for more than three consecutive days per sale.
9. Short-term rentals less than 28 days are prohibited.

E-2 ENFORCEMENT

Property owners agreed to comply with the mandatory Consolidated Protective Covenants when they purchased their homes. Tenants shall also comply with the Consolidated Protective Covenants and the Rules and Regulations.

Covenant violations can be initiated when an ACC member observes a violation or a property owner or tenant reports a suspected violation to any ACC member. The ACC will not act on anonymous reports of suspected violations unless such violations are readily visible. Property owners or tenants can call an ACC member, submit in writing the suspected complaint/violation or submit the suspected complaint/violation using the CKS/E HOA email: cksehoa@gmail.com.

The ACC retains the right to take immediate legal action to prevent or remedy a Covenant violation. The property owner will be responsible for all legal expenses.

The following steps will be taken when immediate legal action is not required:

1. The ACC will open a Covenant violation against the property owner. A certified letter, with return receipt, will be sent notifying the property owner of the violation asking that it be corrected in a reasonable amount of time or contact the ACC with a plan for a remedy.
2. If there is no response or the violation is not corrected as requested, a second Covenant violation letter will be sent to the property owner and copied to the HOA's attorney asking the property owner to correct the violation immediately, submit a written plan with a schedule to correct the violation or communicate with the ACC with a remedy.
3. If there is no response to the second Covenant violation letter or the violation is not corrected, the ACC shall have the Association's attorney send a demand letter, file a Covenant violation lien or proceed with litigation. The property owner shall be responsible for all legal expenses.
4. The ACC has the authority to file a property lien or proceed with litigation for enforcement of the Consolidated Protective Covenants and Rules and Regulations and to recover legal fees.

Covenant violations that are also Jefferson County violations shall also be turned over to Jefferson County for enforcement.

If, at any step of the enforcement process, the recipient of a Covenant violation letter feels that the action is unjustified, or will need more time to comply, the recipient should respond to the Board/ACC in writing stating the circumstances and request a meeting to discuss the circumstances. In any case, the Covenants will prevail.

If a question arises as to the correct interpretation of any terms, phrases, or language contained in these guidelines, the Board/ACC's interpretation thereof shall be final and binding.