

GLEN OAKS HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS

These are the rules and regulations governing GLEN OAKS AT CASTLE PINES NORTH COMMUNITY ASSOCIATION. The following apply to all residents of Glen Oaks, homeowners and non-owners alike, pursuant to Article 5 Section 5.2 of the Declaration of Covenants for Glen Oaks (“Declaration”) and the Articles of Incorporation and By-laws for Glen Oaks. The purpose of these Rules and Regulations is to provide Glen Oaks residents with an enjoyable atmosphere in which to live, and enhance the value of, and protect the investment in, Glen Oaks. The Declaration and Design Guidelines for Glen Oaks contain additional requirements and all Owners are encouraged to review the Declaration, these Rules and Regulations, and the Design Guidelines periodically to remain familiar with all the requirements.

GENERAL RULES

1. These Rules and Regulations, the Declaration, the Articles of Incorporation, and the Bylaws relating to Glen Oaks shall be enforced by the Board of Directors and fines for infractions may be levied in accordance with provisions in the Association’s Enforcement Policy.
2. Owners, generally, are deemed responsible for infractions committed by their tenants, children, licensees, invitees, or guests. For more information on leasing property see “Leased Lots.”
3. No one shall make or permit loud noises or play musical instruments, radios, stereos, televisions, etc. in such a manner to disturb the quiet enjoyment of other residents in the community. Volumes on the previously mentioned items shall be lowered between the hours of 10:00 p.m. and 7:00 a.m. daily.
4. Moving in and out of homes must be done between 7:00 a.m. and 10:00 p.m.
5. No advertisement, sign, artwork, notice, or other lettering shall be exhibited or displayed on a Lot or a common area without prior written permission of the Board. This specifically excludes the owner’s name and house numbers and as otherwise provided for as follows:
 - a. One “For Sale” or “For Rent” sign no larger than three feet by two feet for any Lot to be sold or rented. Open house signs may be displayed on the day of an open house but must be removed following the event.
 - b. One professionally lettered security or alarm system sign not to exceed one square foot.
 - c. One political sign per ballot issue, not to exceed thirty-six inches by forty-eight inches, may be displayed no earlier than 45 days before the vote and must be removed no later than seven days after the vote.

- d. Pursuant to Section 5.16 in the Declaration, Board of Directors may approve other signs on case by case basis.
 - e. All appropriately sized school sports, academics, and graduation signs will be considered approved by the Board without case by case approval.
6. All public and private streets, private drives, and walkways shall be kept clear for emergency traffic. No cars, furniture, bicycles, sheds, barbecue pits, toys, play structures and/or equipment, or other items of personal property shall be stored or left in public or private streets, private drives, walkways, or in the common area. Should these or similar items be left in the areas mentioned above for more than 48 hours, they will be removed because they are unsightly and pose a potential safety hazard to the residents of Glen Oaks. All costs incurred by the association to remove any such items shall be paid by the owners as a reimbursement assessment.
 7. Fire pits which are contained in protected areas within the lot are permitted in accordance with local municipal and state regulations and guidance.
 8. Garments, rugs, clothing, or other household items may not be hung from any window, balconies, fences, plant materials, or outside of any residences. No clotheslines of any type shall be placed on a Lot which are visible from the common area, public or private streets, or adjacent Lots.
 9. Common areas must be kept free of litter. Individuals must clean up after themselves, their guests, and their pets.
 10. No fireworks may be fired or discharged within Glen Oaks except for small fireworks on July 4th that are in compliance with any local, municipal, county, or state regulations and guidance.
 11. No flammable, combustible, or explosive fluids, chemicals, or substances shall be kept within the community except materials required for normal household use.
 12. All plants and landscaping on Lots must be well-maintained. Dead and dying plants should be removed promptly. All Owners must weed their properties routinely so that weeds do not become overgrown.
 13. Garage sales are permitted as long as all goods are displayed solely within the Owner's Lot. Garage sale signs shall be removed immediately upon completion of a sale, which shall be limited to Fridays, Saturdays, and Sundays between the hours of 10 a.m. and 4 p.m.
 14. In accordance with Douglas County Sheriff's Department recommendations, safe neighborhood practices suggest that garage doors remain closed when not in use by the residents.
 15. Wildlife – No person will interfere with or disturb any wildlife within the community. Any wildlife considered to be a pest by causing property damage or endangerment should be controlled by contacting the proper authorities.

PETS

1. Only household pets may be kept and housed in the community. "Household pets" are defined as domesticated dogs, cats, and rodents and reptiles that are housed entirely inside the residence. "Household pets" do not include livestock, poultry, or exotic animals that are not housed inside the residences at all times.
2. Pets on or in the common areas must be carried or on a leash.
3. No animal may be leashed or confined to any stationary object in or on the common areas.
4. Any soilage made by pets on any area within the community area must be cleaned up at the time of the incident.
5. Pet owners and/or Owners of the Lots upon which a pet is kept will be held responsible for any property damage, injury, or disturbance which pets may cause or inflict.
6. Unleashed or unattended animals may be confined and turned over to the appropriate shelter or authority by an Owner without notice or liability.
7. All pets shall be restrained from making loud, repeated, or annoying noises.
8. Article 5 Section 5.7 of the Declaration contains other provisions regarding pets that must be followed.

TRASH

1. Trash trucks are not permitted on private drives. Owners are required to bring their trash to the curb in front of their residences. Trash shall not be placed on the curb more than 24 hours before the scheduled pick-up. The trash must be placed in a location which allows for accessible pick-up and removal.
2. Trash shall be placed in an inconspicuous location on the Owner's property and only in covered trash containers of sufficient strength that is resistant to bears and other wildlife. Trash containers must be removed no later than 24 hours after pick-up and returned to the storage area.
3. No rubbish or debris of any kind shall be placed or permitted to accumulate upon any property within the community and no odors shall be permitted to arise therefrom so as to render any such property or any portion thereof unsanitary, unsightly, offensive, or detrimental to any property in the vicinity or to its occupants.

STREETS

1. When it is necessary to store landscaping or construction materials in the street for more than 24 hours (overnight), the homeowner should notify the Architectural Review Committee that the curb lane will be blocked. The homeowner (or contractor) should clearly identify the obstacle with cones or other appropriate traffic markers. If the curb

lane is to be blocked overnight, the blockage should be identified with highly reflective materials or blinking lights.

2. If porta-potties are required for a home improvement project, the homeowner should notify the Architectural Review Committee that they will be placed on the property.
3. When dumpsters are required for home improvement projects, the homeowner should notify the Architectural Review Committee that they will be placed on the property. Homeowners will be granted a 90-day authorization for the dumpster. This authorization can be renewed for 90-day extensions for the duration of the project. When possible, dumpsters should be placed in the homeowner's driveway. A variance is required to store a dumpster on the street. The request should be sent to the Glen Oaks HOA Board for authorization.
4. When a variance is approved to store a dumpster in the street, the homeowner (or contractor) should clearly identify the obstacle with cones or other appropriate traffic markers. If the curb lane is to be blocked overnight, the blockage should be identified with highly reflective materials or blinking lights.
5. Homeowners/contractors should not allow dumpsters to be filled above the maximum fill line sticker. When dumpsters approach the maximum fill line, they should be removed from the premises and replaced with an empty dumpster.
6. Contractors should park their vehicles on one side of the street when performing work in the neighborhood. Construction vehicles, trailers, and equipment parked on both sides of the street in front of residences for extended periods causes a safety concern. Residents should advise contractors regarding parking rules.

LEASED LOTS

1. Owners wishing to lease Lots must notify the Board of the owner's intent to lease and shall notify the Board of a forwarding address, email, and telephone number where the owner can be reached. They shall also provide the names and telephone numbers of the renters.
2. Each Lot shall be leased for a period of no less than 6 months.
3. Owners are responsible for ensuring their tenants' compliance with local, municipal, county, or state regulations and ordinances.
4. Any non-owner residing in any Lot shall be subject to the Rules and Regulations, including all rights and liabilities herein, and all requirements of the Declaration, to the same extent as would be the owner. Any fines incurred by a non-owner of the Lot shall be chargeable directly to the Lot owner and shall be added to, and shall become due and owing with, the regularly scheduled Association payments.

AMENDMENTS TO RULES AND REGULATIONS

1. Any Owner may request an amendment to the Rules and Regulations by submitting a written request to the Board. The request should indicate the present Rule, the proposed amendment, and the purpose of the amendment or change.
2. The Board will review the proposed amendment at its next regularly scheduled meeting.
3. If the Board approves the proposed amendment, it will be incorporated into the Rules and Regulations at the meeting and then a copy of the revised rules and regulations will be posted on the Glen Oaks website located at www.glenoakscastlepines.com.
4. If the proposal is disapproved, the Board will notify the originator of the proposal in writing of its decision and the reasons for the disapproval.
5. THE BOARD OF DIRECTORS RESERVES THE RIGHT TO CREATE ADDITIONAL RULES AND REGULATIONS AS DEEMED APPROPRIATE BY THE BOARD IN ITS SOLE DISCRETION WITHOUT THE CONSENT OF THE MEMBERS OF THE ASSOCIATION. ALL ADDITIONAL RULES AND REGULATIONS SHALL BE IMMEDIATELY BINDING ON ALL GLEN OAKS OWNERS.