

THE RESIDENCES AT MILL VILLAGE
MASTER HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS

The Residences at Mill Village Master Homeowners Association is a covenant controlled community. The community has rules and regulations documented by the Declarations of the Association for better community living for all the residents at Mill Village. Please take time to read through these rules and regulations to make sure you are within the guidelines.

The items listed below summarize and clarify the information found in the Amended and Restated Declaration, Articles of Incorporation, and the Bylaws for The Residences at Mill Village Homeowners Association. Please refer to these documents for a complete description of the authorities, prohibitions and restrictions that provide the basis for the rules and regulations listed here. All of the Association's governing documents can be easily accessed and referenced by visiting www.flagstaffmanagement.com and clicking on "Mill Village Residences & Townhomes".

Violations of these rules and regulations can result in fines being imposed to the homeowner in accordance with the Association's covenant enforcement policies and Colorado law.

The Association may adopt other rules and regulations that apply to the residents at the Residences at Mill Village. Owners are responsible for their tenant's actions and may be held liable for any costs incurred due to the violations of the rules and regulations.

1. **Architectural Review** - All homeowners must get approval in writing from the Design Review Committee (DRC) by submitting appropriate documentation, plans, sketches, etc. prior to making any improvement on the Property or any Lot and, if applicable, obtain a building permit from the City of Longmont. Such improvements shall include, but not limited to: exterior paint color, landscaping, additions, decks, patios, porch areas, play structures, and fences.
 - a. Seasonal and or small landscape projects do not need to be approved by the ARC. These items would include such things as planting annuals, removing/replacing a tree/bush, adding bark/mulch/rock to an existing bed.
2. **Basketball Hoops** - Single family homes may have attached or portable basketball hoops. Basketball hoops may not be attached to the buildings or garages of townhomes.
3. **Decor** - Windsocks, chimes and other decor are allowed as long as they are maintained in good condition and do not create a disturbance.
4. **Holiday Decorations** - All exterior holiday decorations, including lights, must be taken down and removed within 30 days of the holiday.

5. **Home Business** - The homes in the Association are for residential purposes. Home businesses are permitted as long as they do not create any type of nuisance to the community or any homeowner. Anyone conducting a business out of the home is required to obtain a Home Occupation Permit and a Sales Tax Use License (if applicable) from the City of Longmont Tax Assessors Office AND register their home business to the HOA Management Company.
6. **Fences** - Fences should be maintained in uniform color and repaired in a timely manner. ARC must approve all fence plans prior to build.
7. **Landscaping** - the landscaping of each home must be maintained in a clean, attractive condition and in good repair. All landscaping shall be regularly maintained in a neat and trim manner. Dead and dying plant materials should be removed and replaced as soon as possible.

General maintenance of the landscaping shall include providing adequate water to promote healthy growth of grass, trees, and shrubs. In addition to the standard maintenance duties of mowing, trimming, and edging, any weeds on the property must be removed.

8. **Noise** - It is important to remember that we live in general close proximity to our neighbors. Therefore, noise should be kept to reasonable levels and in accordance with any applicable City of Longmont noise ordinances.
9. **Patios/Decks/Porches/Driveways or Exterior Areas** - The homes, within our community must be kept in a neat and clean condition. No trash, litter, junk, boxes, non-porch furniture, etc, may be permitted to remain exposed so that it is visible from any neighboring home, the Common Area or any street.
10. **Pets** - Pets may not create a nuisance to any homeowners. When in Common Areas, pets are to be kept on a leash at all times. Pets may not be left unattended or allowed by their owners to roam free when outside in an unfenced area. Pets should not be tied to any of the Association's Common Area improvements or fixtures. Pet owners are responsible for immediately cleaning up after their pet. Pet owners are responsible for any damage done by their pets.
11. **Signs** - No signs (except for real estate related signs as set forth in the Amended and Restated Declaration), billboards, and advertising devices are to be erected within the community without the approval from the DRC. Notwithstanding the foregoing, political signs are allowed to be put up no more than forty-five days prior to an election. Such political signs must be removed within seven days after the election.
12. **Snow Removal** - It is the duty of every owner or occupant of any Dwelling Unit to keep those portions of the sidewalks and walkways which said Owner is required to maintain pursuant to the Amended and Restated Declaration free and clear of snow and ice no later than twenty-four (24) hours after any snowfall.

13. **Trash and Recycle Cans** - Trash and recycle cans cannot be stored in front of the homes, except for a reasonable time period prior to the designated pick up day. All trash and recycle cans must be put away the night the trash and recycle day occurred.
14. **Window Air conditioners** - Window air conditioners can only be present in windows of homes without working central air from May 1st to September 30th. Items such as, but not limited to, cannot be used as window coverings: aluminum, sheets, blankets, cardboard, corrugated board or tissue paper.
15. **Vehicles - Abandoned or Inoperable** - No abandoned or inoperable vehicles may be stored on the property, drives or driveways, unless parked or stored within a garage. All vehicles must be in good running order and have current tags to be parked within Mill Village.
16. **Vehicle Maintenance** - No maintenance of vehicles is allowed on the property, with the exception of oil changes and tune ups for personal use vehicles only. These repairs must be done in the garage or driveways, not in common areas.
17. **Vehicle Parking** - Boats, campers, trailer, tractors, trucks (larger than 3/4 ton), snowmobiles, motor homes, may not be kept, parked or stored on the property except under the following circumstances or conditions:
 - a. the foregoing may be parked as a temporary expedience for loading, delivery or emergency purposes.
 - b. the foregoing may be kept, parked or stored in a garage or in any other manner in which such vehicle is not visible from neighboring Lots or from the street
 - c. the foregoing may be kept, parked or stored as otherwise authorized by the express written permission of the Association.

BOARD MEETINGS

The Board meetings are held quarterly or as decided by the Board of Directors. All homeowners are welcome to attend the meeting. The board meeting schedule is available online at www.flagstaffmanagement.com and clicking on "The Residences at Mill Village".

The above Rules and Regulations have been adopted by the current Board of Directors after careful review and consideration of all governing documents, to include: the Amended and Restated Declaration, Articles of Incorporation, and the Bylaws for the Residences at Mill Village Homeowners Association. The above Rules and Regulations were adopted by the current Board of Directors at the May 7, 2010 Board Meeting and signed by the current President and Secretary of the Board

Adopted - May 17, 2010
The Residences at Mill Village
Board of Directors