

**Rainbow Lake Estates Homeowners Association  
Rules and Regulations**

**Guideline of Enforcement of Declaration of Covenants and the Rules and  
Regulations**


These rules and regulations are established pursuant the Article 8 of the Declaration of  
Covenants, Conditions and Restrictions for  
Rainbow Lake Estates Conservation Development and  
§38-33.3-302, Colorado Revised Statues

**Purpose:** The purpose of this document is to provide a guideline to the  
Board or its designee for enforcement of the Declaration of  
Covenants and the Rules and Regulations. It is not intended to be  
complete, only a summary or guideline to assist in the enforcement  
of violations.

**References:** Declaration of Covenants, Conditions and Restrictions for  
Rainbow Lake Estates Conservation Development  
  
Rainbow Lake Estates Rules and Regulations

**Attachment:** Guideline Summary Table

Adopted by the Executive Board on 9-9-08, 2008.

  
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Secretary

Guideline Summary Table

Violation	Reference		
Exterior color not approved by ARC	Covenants	Article 4, Architectural Standards	Section 6
Landscape plans/modification not approved	Covenants Rules and Regulations Rules and Regulations	Article 11, Architectural Review Committee Architectural Review Committee Landscape Review Committee	Paragraph 11.1
Hard surfaces (e.g. driveways, sidewalks, etc.) not approved by ARC	Covenants	Article 4 Architectural Standards	Section 11
Fencing not approved by ARC	Covenants	Article 4, Architectural Standards	Section 12
Exterior lighting not approved by ARC	Covenants	Article 4, Architectural Standards	Section 15
New building construction or improvements/modifications to existing structure not approved by ARC	Covenants Rules and Regulations	Article 11, Architectural Review Committee Architectural Review Committee	Paragraph 11.1
Failure to adequately landscape within one-year of permit	Covenants Rules and Regulations	Article 4, Architectural Standards Landscape Review Committee	Section 10
Refuse and rubbish violation	Covenants	Article 7, Refuse and Rubbish	
Commercial business violation	Covenants	Article 5, Nuisance	Paragraph 5.1
Violation of household pet regulation	Covenants	Article 9, Animals	Paragraph 9.1
Street lamp not installed within 30 days of issuance of certificate of occupancy	Covenants	Article 4, Architectural Standards	Section 15
Nuisance Violation	Covenants	Article 5, Nuisance	Paragraph 5.1
Improper Storage or parking of vehicle, trailer, RV, tractor, etc	Rules and Regulations	Vehicle Parking and Use of Streets	