

Saddle Ridge Ranch Estates

Rules & Regulations

Updated October 3, 2012----Adopted

Rules & Regulations for Saddle Ridge Ranch Home Owners Association are to be used in conjunction with the existing By-laws and the Declaration of Protective Covenants.

The By-laws and Covenants supersede the Rules & Regulations

Homeowners are solely responsible for the actions of themselves and/or their tenants who occupy the residence, as well as friends, family and other guests of residence/owners. Homeowners are cited for violations and are ultimately and solely responsible for any and all fines and/or damages caused. The Board of Directors will have the final interpretation of these Rules and Regulations.

1. Parking on Unimproved Lots: At no time shall any motorized vehicles or trailers be parked on or driven over any undeveloped Lot. Notwithstanding the foregoing, no Owner related activity shall be prohibited by this rule, except that no Owner may grant permission to or collect a fee from any non-Owner for the parking or driving of a motorized vehicle or trailer on or over any Lot. (Section 8.8)
2. No sign shall be displayed to public view on any portion of any lot with the exception of the following; 1. Real Estate for sale signs are allowed and must be on the lot owner's property and are not to exceed 6 sq ft. 2. Political signs are allowed on a lot in accordance with Colorado State Law. (Section 8.6)
3. No motorized recreational vehicles can be operated on any lot or common area with the exception of owner's driveways. This includes but is not limited to snowmobiles, ATV's, motorbikes, off road SUV's, ect. (Section 3.7)
4. The Lot and all Landscaping thereon shall be maintained to be in compliance with the Weed Management Plan. All owners of Saddle Ridge Ranch are to "prevent and/or control the spread of noxious weeds on Saddle Ridge Ranch". (Section 8.11)
5. Each Owner shall provide suitable receptacles for the temporary storage and collection of refuse and all such receptacles shall be screened from the public view and from the wind and protected from animals (including black bears) and other disturbances. (Section 8.12)
6. No exterior horns, whistles, bells or other sound devices, except security devices used exclusively to protect the security of persons and improvements on any Lot, shall be placed or used on any Lot. (Section 8.14)
7. No noise or other nuisance shall be permitted to exist or operate upon the Property so as to be offensive or detrimental to any other part of the Property or its Owners or occupants. (Section 8.15)
8. No activities shall be allowed or conducted on the Property which are or might be unsafe or hazardous to any person or property. No outside open fires shall be permitted on any Lot unless contained within a cooking unit or grill. Gas fire pits are acceptable. (Section 8.16)

9. The Owner of a Lot may keep and maintain no more than a maximum of 2 dogs and 2 cats within the Lot. No animals shall be kept or maintained on any Lot which creates a nuisance by noise, including without limitation, barking dogs. All dogs and cats shall be confined to the Lot or attached to a leash or other suitable control device. The owner shall at all times be personally liable and responsible for all actions of any dog or cat and any damage caused by the dog or cat. The owner of any dog or cat shall be personally responsible and liable for the cleanup of any excrement left by such dog or cat within Saddle Ridge Ranch Estates. All pets must wear a collar and have identification attached at all times. (Section 9.1)
10. Parking is not permitted on the main road within Saddle Ridge Ranch Estates. Owners and guests are allowed to park on the main road of Saddle Ridge Ranch Estates for special events only. The owner of a lot is required to notify the Board of Directors of the date of the special event.
11. All owners of Saddle Ridge Ranch Estates that have unpaid dues or assessments, a 10% late fee and a 1% finance charge per month be applied to all non-paid members of the HOA. (Section 11.7)

Violation Policy:

When any of the Rules & Regulations stated here and/or in the By-laws and Covenants of Saddle Ridge Ranch Estates have been violated, the homeowner of the Lot responsible for the violation is subject to being cited and fined for the violations, depending on the infraction. If a violation has been committed, the Management Company will notify the homeowner, by letter, or email stating the violation and a deadline for corrections.