

**AMENDED AND RESTATED
RULES AND REGULATIONS
FOR
BAREFOOT LAKES**

AS OF November 13, 2019

(Replacing and superseding in their entirety the Rules and Regulations for
Barefoot Lakes, dated as of July 12, 2018)

1.0 Restriction and Use General

- 1.1 No noxious, offensive or illegal activity shall be carried on upon any Lot, nor shall anything be done or placed thereon which is or may become a nuisance or which is or may cause an unreasonable embarrassment, disturbance or annoyance to others.
- 1.2 No light shall be emitted from any Lot which is unreasonably bright or causes unreasonable glare, and no sound or odor shall be emitted from any Lot which would reasonably be found by others to be noxious or offensive.
- 1.3. No activity shall be conducted on and no improvement shall be constructed on any Lot which is or might be unsafe or hazardous to any person or property. No firearms of any description shall be discharged within the Property, including but not limited to those which may be used for the explosion of cartridges, any air gun, gas-operated gun or spring weapon, or any instrument or bow made for the purpose of throwing or projecting missiles of any kind by any means whatsoever.
- 1.4. No open fires shall be lighted or permitted on any Lot except in a contained a barbecue unit while attended and in use for cooking or within an interior or exterior fireplace designed to prevent dispersal of burning.
- 1.5 Unsightly conditions, structures, facilities, equipment, and objects, including snow removal equipment and garden or maintenance equipment, are not allowed on any Property, except when actually in use.
- 1.6. No garbage, refuse, rubbish, or cuttings shall be deposited on any street, road, or Lot unless placed in a suitable container and suitably located, and in no event shall garbage, refuse, rubbish or cuttings be deposited, even temporarily for the purposes of pick up, on the sidewalks in front of any Lot. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. No garbage cans, trash cans or receptacles shall be maintained in an exposed or unsightly manner, and when not placed out for pick up must be stored in an enclosed garage or otherwise screened from view from the ground level of any other Lot or the street, meaning that such garbage cans, trash cans or receptacles are stored on the side of the house and behind the wing fence.

Trash containers may be placed on the street for pick up after 5:00 p.m. on the evening prior to the day that such trash is to be picked up. Trash containers must be properly stored the evening of pick up.
- 1.7. No structure of a temporary character, including a house, trailer, shack, storage shed or outbuilding may be placed or erected upon a Lot by an Owner except during construction, alteration, repair or remodeling of Improvements on the Lot.
- 1.8. All Lots shall be used for residential use only, including uses which are customarily incident thereto, and shall not be used at any time for business, commercial or professional purposes. Notwithstanding the foregoing, Lots may be used for business activities provided

that the following are satisfied:

- (a) The business conducted is clearly secondary to the residential use of the home and is conducted entirely within the home;
- (b) The existence or operation of the business is not detectable from outside of the home by sight, sound, smell or otherwise, or by the existence of signs indicating that a business is being conducted;
- (c) The business does not result in an undue volume of traffic or parking within the Property, which determination may be made by the Board of Directors in its sole discretion from time to time;
- (d) The business conforms to all zoning requirements and is lawful in nature; and
- (e) The business conforms to any Rules and Regulations that may be imposed by the Declarant or the Metropolitan District from time to time on a uniform basis to protect the peace, tranquility and quality of the Property.

2.0 Specific Restrictions

2.1 Garage Sales

Approval is not required. Garage, patio, porch, or lawn sales may be held on any Lot only in accordance with the following guidelines. The Owner or resident of any Lot may conduct such a sale for up to three (3) consecutive days not more than twice in any calendar year if (a) the items sold are only his own personal property, furniture, and furnishings, not acquired for purposes of resale; (b) such sale is held at such time and in such manner as not to unreasonably disturb any other resident of the area; and (c) such sale is held in full compliance with the requirements of all applicable law.

2.2 Maintenance of Property

No Lot shall be permitted to fall into disrepair including, but not limited to, missing shingles, failure to maintain landscaping, worn and/or falling fencing and other damage to any Improvements on any Lot. All Lots, including Improvements and landscaping thereon, shall be kept and maintained by the Owners thereof in a clean, safe, attractive and in good condition. No trash, litter, junk, boxes, containers, bottles, cans, furniture, implements or machinery shall be permitted to remain upon any Lot except as necessary during the period of construction. Lawns must be watered and maintained. Houses must be painted and repaired.

Maintenance, repair and upkeep of each Property shall be the responsibility of the homeowner.

Common areas of St. Vrain Lakes Metropolitan District shall be maintained by the District. Management should be contacted for any maintenance issues that need to be addressed.

COMPANY NAME AND ADDRESS	PHONE	CONTACT	E-MAIL
Pinnacle Consulting Group, Inc. 550. W. Eisenhower Blvd. Loveland, CO 80537	(970) 617-2466	District Manager	info@stvrainlakesmd.live

2.3 Motor Vehicles

Vehicles shall be parked in the garages and the driveways servicing the Lot in that order of priority. However, notwithstanding the foregoing, this Section does not restrict street parking, which shall be regulated by the appropriate municipality or governmental entity having jurisdiction therefor.

Vehicles shall not be parked on landscaped (i.e., rock, sod, mulch, plants, etc.) areas.

Vehicles in violation hereof may be subject to towing at the Owner's expense, as more fully provided in the Covenants.

(a) Recreational Vehicles

All types of "recreational vehicles," including but not limited to trailers, camping trailers, boat trailers, hauling trailers, boats, or accessories thereto, self-contained motorized recreational vehicles, motorhomes, detached camper units, snowmobiles, race cars, watercraft, or house trailers, are prohibited from parking anywhere within the Property unless parked within an enclosed garage, except as a temporary expedient for loading or unloading.

Parking of the recreational vehicles for seventy-two (72) consecutive hours during a seven (7) day period for loading and unloading is allowed. Parking of a recreational vehicle for a period more than seventy-two (72) consecutive hours in a seven (7) day period is prohibited, except as may be approved in writing by the ARC.

The purpose of the seventy-two (72) hours is to load and unload, not to provide storage/parking for the unit. Recreational Vehicles must be stored/parked in the garage, off site, or as otherwise approved in writing by the ARC.

(b) Oversized and Commercial Vehicles

Oversized vehicles (defined as any vehicle which cannot fit into a garage on the Lot), trucks or pickup trucks over one (1) ton and commercial vehicles (defined as

vehicles with commercial writing on their exteriors, vehicles with commercial equipment attached and vehicles primarily used or designed for commercial purposes), shall be parked only in enclosed garages or specific areas, if any, which may be designated by ARC. This restriction, however, shall not restrict trucks or commercial vehicles which are necessary for construction or for the maintenance of any portion of the Property, or any Improvements located thereon, nor shall such restriction prohibit vehicles that may be otherwise parked as a temporary expedient for loading, delivery, or emergency.

(c) Abandoned or Inoperable Vehicles

No abandoned or inoperable vehicles shall be parked or stored on a Lot except within enclosed garages. For purposes of this Section, an "abandoned or inoperable" shall mean any vehicle which has not been driven under its own propulsion for a period of two weeks or more.

(d) Vehicle Maintenance and Repair

No activity, including maintenance, repair, rebuilding, dismantling, repainting, or servicing of any kind of vehicle, trailer, or boat, may be performed, or conducted outside of the garage on the Lot. Any Owner or other Person undertaking any such activities shall be solely responsible for, and assumes all risks of, such activities, including adoption and utilization of all necessary safety measures, precautions, and ventilation. However, the foregoing restrictions shall not be deemed to prevent washing and polishing of any a vehicle on a Lot, together with those activities normally incident and necessary to such washing and polishing. Minor repairs may be performed, provided they may be completed the day commenced, there is no damage (i.e., oil, residue) to paved areas, and all equipment and parts are removed upon completion of the work. No vehicles may be left unattended on jack or jack stands.

2.4 Seasonal Lighting and Decorations

Seasonal lighting and decorations do not require approval. It is required that they not be installed more than thirty (30) days prior to the holiday or seasonal event. They shall be removed within thirty (30) days following the holiday or seasonal event.

2.5 Trash Containers and Pick Up

No garbage, refuse, rubbish, or cuttings of any kind shall be deposited on any street, road or on any Lot, unless placed in a suitable container and suitably located, and in no event shall garbage, refuse, rubbish, or cuttings be deposited, even temporarily for the purposes of pick up on the sidewalks in front of any Lot. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. No garbage cans, trash cans or receptacles shall be maintained in an exposed or unsightly manner, and when not placed out for pickup must be stored in an enclosed garage or otherwise screen from view

from the ground level of any other Lot or the street.

Trash containers may be placed on the street for pickup after 5:00 p.m. on the evening prior to the day that such trash is to be picked up. Trash containers must be properly stored the evening of pickup.

2.6 Vegetation

Owners may not engage in any activities that materially disturb or destroy the vegetation, wildlife or air quality within the Community, or which use excessive amounts of water.