

**RIDGEWOOD VILLAGE HOMES  
ASSOCIATION, INC.**

**RULES AND REGULATIONS**

August 22, 1980

Rules and Regulations of Ridgewood Village Homes Association

Pursuant to Article III, and Sections 3(c) and 6 of Article IV of the Declaration of Covenants, Conditions and Restrictions for Ridgewood Village Homes Association, Inc; the Board of Directors on August 19, 1980 adopted the Rules and Regulations as enumerated in Schedule A dated 8-22-80.

SCHEDULE A

RULES AND REGULATIONS

1. Any common sidewalks, driveways, entrances and passageways shall not be obstructed or used by any unit owner for any other purpose than ingress and egress from the units.
2. Each unit owner or unit renter is entitled to the exclusive use of the two parking spaces leading directly into the unit garage. The use of additional parking spaces in the common areas is available, but may be limited by the Board of Directors whenever the use of these additional areas impedes the ready access of any contractor of the Association, or any other member's right of ingress or egress.  
*on Ridge Rd (Common areas on S. Arapahoe belong to RVRA)*
3. Common parking areas may not be used for storage of boats, trailers, or recreational vehicles for more than 36 hours. However, an extension of this time limit may be granted by the Board of Directors for cleaning and/or minor repair of boats, trailers, or recreational vehicles when requested.
4. No building, fence, wall or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made until the plans of specification showing the nature, kind, shape, height, materials and location shall have been submitted to and approved in writing as to the harmony of external design and location in relation to surrounding structures and topography by the Board of Directors, or the Architectural Control Committee composed of one member from each building of the Association.
5. In addition to maintenance of the common areas, the Association shall provide exterior maintenance upon each living unit as follows: paint, repair, replace and care for roofs, gutters, downspouts, exterior building surfaces, trees, grass, and walks. Such maintenance will not include the care and cleaning of glass surfaces. Responsibility for glass surface maintenance remains with the living unit owner, including the payment of any insurance deductible under the Association common policy.
6. The responsibility for maintenance of flower beds is as follows:
  - (a) For those unit owners who have not modified or extended the minimum maintenance landscaping established by the builder, the Association shall provide maintenance.
  - (b) Those unit owners who have modified and/or extended the minimum maintenance landscaping shall be responsible for all exterior maintenance.
  - (c) Those unit owners who have extended the landscaping (or purchased property with the extensions) but no longer wish to provide exterior maintenance shall be responsible for returning the landscaping to an equivalent condition of minimum maintenance. Thereafter, the Association will be responsible for the landscaping maintenance. If a member declines to properly maintain or to return

the landscaping to a condition of minimum maintenance, the Board of Directors shall order such landscaping changes and assess the cost of these changes to the unit owner.

7. In the event that need for maintenance or repair of common area elements or exterior of an owner's unit is caused through willful or negligent act of an owner, his family, guests, invitees, or renter; the cost of such maintenance or repair shall be assessed to the owner involved.

8. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers, and any other instruments or devices in such manner as may disturb or tend to disturb owners, tenants, or occupants of other units.

9. Not more than two (2) dogs, cats, or other household pets in the aggregate may be kept on any lot or in the living unit thereon but only if they are not raised, bred, kept or maintained for any commercial purpose.

The foregoing rules and regulations are subject to amendment and modification by the Board of Directors of the Association, provided, however, that such amendment or modification takes place at a regularly scheduled meeting of the Board of Directors.