

LITTLETON VILLAGE

Rules and Regulations for Residential Properties

October 2015

THE GOVERNING BOARD OF LITTLETON VILLAGE METROPOLITAN DISTRICT NO. 1 RESERVES THE RIGHT TO MODIFY THESE RULES AND REGULATIONS AT ANY TIME IN ITS SOLE DISCRETION. PLEASE CONTACT THE MANAGEMENT COMPANY TO BE CERTAIN OF THE LATEST VERSION OF THIS DOCUMENT.

Article 5, Section 5.1 of the Protective Covenants and Restrictions of Littleton Village (District No. 2) (“Covenants”) authorizes the governing board of Littleton Village Metropolitan District No. 2 to promulgate, adopt, enact, modify, amend, repeal, and re-enact rules and regulations concerning and governing the portions of the Littleton Village community subject to the Covenants (“Community”), and to adopt or vary one or more Rules and Regulations that are different for different types of residential units. Littleton Village Metropolitan District No. 2 has assigned such rights to Littleton Village Metropolitan District No. 1 (“District”)

These Rules and Regulations for Residential Properties have been adopted by the governing board of the District and shall constitute such rules and regulations, applicable to those homes subject to the Covenants.

Alleys

Parking in alleys is prohibited, unless designated as legal parking spaces on a Site Development Plan. Portable basketball hoops are also prohibited in alleys.

Business Activities

Lots are intended for residential use only. Business activities must be secondary to the residential use of the home and conducted entirely within the home. Business activities shall not involve regular visitors, clients, employees, or deliveries. Business activities shall not be apparent or detectable by sight, sound, or smell from the outside of the home.

Decorations, Holiday and Seasonal

No approval is required provided materials are not unsightly, do not emit light which is unreasonably bright or causes unreasonable glare, and are not installed earlier than thirty (30) days prior to the holiday, and removed within fifteen (15) days following the holiday.

Flags and Flagpoles

An American flag may be displayed on a bracket holder attached to the home, in a window, or on a balcony and shall not require ACC approval. Nonetheless, the flag must be displayed in accordance to the Federal Flag Code.

One (1) American flag and/or one (1) Colorado flag are permitted to be displayed per home provided the flag(s) do not exceed five (5) square feet each.

Flags for sports teams will be allowed during the duration of the event.

Permanent free-standing flagpoles must be approved by the ACC before installation.

All flags must be kept/flown in a neat and attractive condition.

Foundation Drains

Some homes within the Community may be equipped with a foundation drain and sump pump(s). The Homeowner has the responsibility to maintain these systems.

Garage Sales

No approval is required for garage sales provided the items for sale are personal household goods, and have not been purchased for resale in bulk, at auction or estate sale, and provided the sale is held in such a manner so as to not disturb other residents of the area. All garage sales must comply with applicable municipal requirements. The District reserves the right to place limitations on the number of times per year that an individual property can be used for garage sales.

After the conclusion of the garage sale, no items can be left out on the driveway, sidewalk, or street unless the owner is having the items picked up. In no circumstances shall items remain visible for more than forty-eight (48) hours.

All garage sale signage must be removed promptly at the conclusion of the garage sale.

Garage sales in Neighborhood B, Neighborhood C, Neighborhood D, and Neighborhood E shall not obstruct the alley.

Nuisances.

Nuisances, lights, sounds and odors No nuisance shall be permitted which is visible within or otherwise affects the Community or any portion thereof, nor any use, activity

or practice which unreasonably interferes with the peaceful enjoyment or possession and proper use of other lots or Common Areas.

No light shall be emitted from any lot which is unreasonably bright or causes unreasonable glare; no sound shall be emitted from any Lot which is unreasonably loud or annoying; and no odor shall be permitted from any lot which is noxious or offensive to others.

Pets

No animals, horses, livestock, birds, poultry, reptiles or insects of any kind shall be raised, bred, kept or boarded in the Community; provided, however, that the residents of each lot may keep a reasonable number of bona fide household pets (including dogs, cats and other domestic animals approved by the governing board of the District), so long as such pets are not kept for any commercial purpose and are not kept in such number or in such manner as to create a nuisance to any resident of the Community.

For the purposes of this section, a “reasonable number” shall mean no more than three (3).

A resident’s right to keep household pets is coupled with the responsibility to clean up after the pet and to pay for any damage caused by such pets.

Pets must be leashed or otherwise contained at all times by a fence or electric fence.

Snow Removal and Maintenance

Unless snow removal and maintenance of sidewalks and/or driveways is provided via the District, owners are responsible for snow removal and maintenance of sidewalks and driveways on their lots.

Owners may contact the management company, if any, or the District for questions or clarification on snow removal and maintenance.

Trash Containers

Trash containers may be placed at curbside for pickup after 6:00 p.m. on the evening before pick-up and shall be returned to a proper storage location by 9:00 p.m. the day of pick-up.

Trash containers shall be stored out of sight at all times except pickup, and shall be kept in a clean and sanitary condition.

Tree Lawns

“Tree Lawns” are the landscaped areas between the inside edges of sidewalks and the outside edges of curbs. The trees located within the Tree Lawns are called “Street Trees”.

Unless the landscaping maintenance is provided by the District, owners are responsible for the maintenance of the landscaping on their lots, as well as the maintenance of any Tree Lawn and/or Street Trees adjacent to the owner’s lot.

The map attached hereto as Exhibit B shows the tree lawns and other landscaped areas maintained by the District.

Owners may contact the management company, if any, or the District for questions or clarification of landscaping maintenance.

Unightly Conditions

No unsightly conditions, structures, facilities, equipment or objects shall be so located on any lot as to be visible from a street or from any other lot.

Vehicles

Certain Types of Vehicles Restricted

Commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, golf carts and boat trailers shall be parked only in enclosed

garages. This restriction shall not restrict trucks or commercial vehicles which are necessary for construction or for the maintenance of any portion of the Community, nor shall such restriction prohibit vehicles that may be otherwise be parked as a temporary expedient for loading, delivery or emergency, which shall be for a period not to exceed seventy-two (72) hours.

A “commercial vehicle” means a vehicle that meets any of the following: has commercial writing or logos on its exterior; is primarily used or designed for commercial purposes; is used to transport cargo or passengers for profit or hire; has equipment or equipment racks extending from the vehicle; is any vehicle registered with the State Motor Vehicles Department as a “commercial vehicle”; or meets the definition of local ordinances for being a commercial vehicle.

“Recreational vehicle” includes motor homes, pick-up trucks with camper shells, trailers, self-contained recreational vehicles, motorbikes, snowmobiles, jet skis, boats, all-terrain vehicles, and other apparatus intended for use on land, water, or in the air, and the trailers used for their transportation.

No Stored or Inoperable Vehicles

Stored vehicles and vehicles which are inoperable or which do not have current operating licenses shall not be permitted except within enclosed garages. A vehicle shall be considered “stored” if it is up on blocks or is covered with a tarp and remains as such for 72 consecutive hours. A vehicle shall be deemed inoperable if it has not been driven under its own propulsion for a period of at least two weeks.

Maintenance or Repair Must Be Screened From View

No activity, including maintenance, repair, rebuilding, dismantling, repainting or servicing of any kind of vehicles, trailers or boats, may be performed or conducted unless it is done within completely an enclosed structure which screens the sight and sound of the activity from the street and from adjoining property (i.e., within the garage). The foregoing restriction shall not, however, be deemed to prevent washing and polishing of any motor vehicle, trailer, motorcycle, or other vehicle, together with those activities normally incident and necessary to such washing and polishing.

Parking Restrictions

Parking shall only occur in garages, on driveways, and on streets (where permitted by law). Parking in rear or side yard areas is not permitted. Parking in alleys is not permitted.

Shared Driveways

Certain homes in Neighborhood A, specifically those fronting S. Pennsylvania Street and E. Dry Creek Place, have shared driveways. Snow removal and maintenance of the shared driveway is the responsibility of the owners which share the subject driveway.

Wood Storage

No wood piles or storage areas shall be so located as to not be visible from a street, from the ground level of any lot or from any common area.

Wildlife Precautions

Wildlife may be present in the Community, including but not limited to coyotes, foxes, rabbits, raccoons, skunks, and so forth. In order to minimize harmful interactions, residents shall:

- Keep all pet food and pet food bowls inside; and
- Keep trash sealed and/or enclosed within the home.