

**FARMER’S GROVE ASSOCIATION, INC.  
RULES AND REGULATIONS**

**1. Parking**

Parking of vehicles on the property or any portion thereof is permitted with respect to a lot only within parking spaces constructed with the prior approval of the design review committee and such parking shall be used only by the owner or lessee of such lot or their guests for the parking of personal vehicles. No overnight parking on streets from 2:00 am to 6:00 am. Overflow parking is located across from mailboxes. No parking in mailbox parking lot. This Rule does not prohibit the parking of commercial vehicles upon a lot or on a street during the day time for periods less than 4 hours, or for emergency purposes at other hours.

**2. Unlicensed Vehicles**

The operation of unlicensed motorized bikes (electric or gas), ATVs, or other off-highway vehicles as defined in C.R.S. § 33.14.5-101(3), on the roads at Farmers Grove is prohibited. Repeated violations of this rule may be reported to the proper authorities.

**3. Pets**

Dogs, cats or customary household pets, not to exceed two pets per dwelling unit, may be kept on property. All pets must be kept on a leash or within an electric invisible fence when outside an owner’s residence. No pets allowed to run free at Farmers Grove. No pets may enter or walk through neighbors’ yards. Owners must pick up after their pets with no exception. Pets must not be noisy or obnoxious. If an owner fails to clean up after a pet or if an owner allows a pet to run free, or if a pet is noisy or obnoxious, the Board of Directors can impose fines or file a report with the proper authorities.

**4. Exterior Maintenance**

All homeowners must make all appropriate repairs and replacements on structures as often as the same shall become necessary. Annually in the spring, all homeowners are asked to do inspections of their homes to check for paint, trim, deck stain, weed control and debris in yard. If improvements are necessary, please make them. The Board will inform homeowners on an “as needed” basis if maintenance is needed.

**5. Outside Storage**

Any boat, snowmobile, camper, or other recreational equipment or vehicle must, if stored on a lot, be stored within a garage. Motor homes, travel trailers, construction equipment, commercial vehicles, unlicensed vehicles, inoperative vehicles, and other oversized machinery and equipment shall not, under any circumstances, be parked or stored upon any lot or on the property for more than two (2) days.

**6. Marijuana Restrictions**

Pursuant to Colorado law, open and public consumption of marijuana, in any form, is prohibited within Farmers Grove. The smell of marijuana and marijuana smoke shall be considered a “nuisance” under these Rules. Activities that cause a nuisance shall be a violation under these Rules, subject to the fine schedule below.

**Fine Schedule**

Violators of these Rules and Regulations will be fined according to the schedule below:

Initial Notice	Written Warning [10 days for compliance]
Second Notice	\$50
Third Notice	\$100
Subsequent	Pursuit of Legal Action