

RULES AND REGULATIONS AND POLICIES OF STABLES VILLAGE OWNERS ASSOCIATION, INC.

The **STABLES VILLAGE OWNERS ASSOCIATION, INC.** (“Association”) has adopted these Rules, Regulations and Policies (“Rules”) pursuant to the Declaration of Covenants, Conditions and Restrictions of Stables Village (“Declaration”) and the Bylaws of the Association (“Bylaws”). All capitalized terms used herein and not otherwise defined shall have the meanings given to them in the Declaration, the Bylaws, and/or the Act.

1. Purpose and Scope. The primary functions of the Association are to manage the Common Elements and enforce the terms of the Declaration and Bylaws for Stables Village (the “Project”), including adopting these Rules in connection with such management and enforcement responsibility. The Board of Directors has adopted these Rules in order to protect the value and desirability of the Project. These Rules supplement other rules that may be found in the Articles of Incorporation, the Declaration, and the Bylaws.

2. Smoke Detectors and Carbon Monoxide Detectors. Owners must keep current and working smoke detectors in their homes at all times, as well as working carbon monoxide detectors as required by Colorado law.

3. Fireworks. No fireworks or other incendiary devices are allowed anywhere on the Project.

4. Speed Limits. The speed limit within Stables Village is 15 mph for all private alleys and non-public streets.

5. Pets. The keeping of pets on the Project is subject to the following:

(a) Owners and Occupants are required to clean up after their pets and are responsible for any damage caused by their pets.

(b) All pets on the Project must be kept on a leash no longer than ten (10) feet in length when not in a Lot. The leash must be under the control of a person at least twelve (12) years of age and physically capable of controlling the pet.

(c) Pets may not be secured to or left unattended anywhere on the Common Elements. The Managing Agent may remove any such pet at the expense of the pet owner.

(d) Any unreasonable noise or disturbance by a pet anywhere on the Project is prohibited. No kennel or commercial pet operations are permitted.

(e) The Board of Directors may order removal of a pet from the Project under its Policy for Enforcement of Covenants and Rules if any of the Rules set forth in this paragraph are violated.

6. Signs and Flags. No sign, notice, or other advertisement shall be placed in any window, on any balcony, on any Lot, without the written permission of the Board of Directors, except as set forth in this paragraph.

(a) An Owner or Occupant is allowed to display one political sign per political office or ballot issue with the maximum dimensions of such sign limited to the lesser of: (i) 36" by 48" inches, or (ii) the maximum size allowable by any applicable local ordinance that regulates the size of political signs on residential property. Any political sign shall be displayed only in a window of a Lot and shall not be displayed earlier than forty-five (45) days before an election, or later than seven (7) days after an election day.

(b) An Owner or Occupant may display an American flag in a window of a Lot only if the American flag is displayed in a manner consistent with the applicable sections of the federal flag code and does not exceed 36" by 48".

7. Windows. Owners shall be responsible for obtaining, maintaining, and keeping in good repair all window treatments. No window coverings shall be of a bright color as reasonably determined by the Board. Owners are encouraged to obtain approval of window covering colors prior to purchase and installation if not backed by a neutral/earth tone color.

8. Motorized Toys. Boats, kayaks, canoes, snowmobiles, motorcycles, ATV's, bicycles and other watercraft and motorized toys must be stored in a garage, within driveway areas or off-site.

9. Vehicle Storage and Maintenance. No automobiles or vehicles that are inoperable or abandoned, as defined in the Declaration, shall be stored or parked in the Community. No activity such as, but not limited to, maintenance, repair, rebuilding, dismantling, repainting or servicing of any kind of vehicles, trailers or boats, may be performed or conducted in the Community unless it is done within a completely enclosed structure which screens the sight and sound of the activity from the street, alley, and from adjoining property. The foregoing restriction shall not be deemed to prevent the washing and polishing of any motor vehicle, boat, trailer, motorcycle, or other vehicle, together with those activities normally incident and necessary to such washing and polishing.

10. Hot Tubs. Hot tubs are allowed through Design Review process on LCE for single-family and duplex homes, subject to subsequent Town of Breckenridge approval. Hot tubs are not allowed at Triplex homes.

11. Porch Storage. Front porches shall be kept clean and neat and shall not be used for storage. Only outdoor porch furniture and grills shall be kept on porches. Bicycles and other non-motorized sports equipment may be stored on back porches or in garages only.

12. Parking Regulations for Owners. Owner vehicles and any trailer must be parked in their garage or parking pad for their Lot. Vehicles and trailers cannot extend beyond

their parking pad. Owner parking anywhere else in the Project is prohibited. Owners are not allowed to use Guest parking. Garages shall be maintained as necessary to allow for parking and garage doors must be kept closed at all time. Sleeping in any vehicle parked in any of the parking spaces is strictly prohibited. All vehicles must be parked and operated in full compliance with any posted signs. If a violation of any parking Rule as set forth herein has occurred and the vehicle operator is unwilling or unavailable to immediately resolve such violation, the Managing Agent may, in its sole discretion and without prior notice, have the vehicle towed by a professional towing service at the expense of the vehicle's owner or operator. The Association is not responsible for any damage to vehicles parked on the Project.

13. Guest Parking. Guest parking is for guests and not residents. All vehicles parking in Guest parking must be moved every 72 hours and/or when there is snowfall in excess of four (4) inches so that snow removal may occur.

14. Yard Maintenance. Yards that are limited common element must be kept mowed and neat in the summer. The Association has certain landscaping obligations arising from the fact that there is a common irrigation system for the Project. Otherwise, each owner is responsible for maintaining the trees, shrubs and other landscaping within their Lot.

15. Improvements. All exterior modifications and improvements must be approved in advance by the Design Review Committee. This includes, by way of illustration and not limitation, above-ground hot tubs, satellite dishes, fencing, awnings and canopies, and in-ground landscaping.

16. Trash. All trash and recycling, sorted according to posted rules, shall be disposed of at the common dumpster and recycling facility for the Project.

17. The Parks and other Common Areas. Parks and other Common Areas are for the enjoyment of all homeowners within the Community. Owners should pick up and remove all children's toys or other personal items when they leave and properly dispose of any trash or other waste. There is no smoking allowed in Common Areas.

18. No Noise Disturbance. No Owner shall make or permit any disturbing noise within his Unit or the Common Elements, nor shall any Owner permit to be done anything that does or may unreasonably interfere with the rights, comforts or convenience of other Owners or occupants. No amplified sounds of any nature may be emitted from any balcony, deck or terrace within the Project, and no stereo or stereo speakers may be used on any such balcony, deck or terrace. Quiet hours for radios, stereos, etc. are from 11:00 pm to 8:00 am. Following completion of construction of the entire Community, construction noise will only be allowed between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday. Following completion of construction of the entire Community, no noise-generating construction will be allowed on weekends. The restrictions on construction related noise shall not apply to the initial construction of any portion of the Community by Declarant.

19. Powers of Managing Agent. The Managing Agent has full responsibility and authority to enforce the Rules. All infractions of the Rules should be reported to the Managing

Agent and shall be handled pursuant to the Association's Rule and Covenant Enforcement Policy. The Managing Agent has full authority to handle all issues as directed by the Board of Directors. All Owners and Occupants shall comply with requests of the Managing Agent regarding the Rules. The Managing Agent is not responsible for taking or delivering personal messages. Emergency messages will be taken and delivered, if possible. The Managing Agent is not responsible for addressing any rental related problems, or for showing rental or sales properties.

20. Amendment. The foregoing Rules are subject to amendment in the same manner of as the Bylaws.

(Certification on following page)

Certification

The undersigned certifies that the foregoing Rules, Regulations and Policies were adopted by the Board of Directors of the Stables Village Owners Association, Inc. as of the 17th day of August, 2024.



Secretary