

THE RENAISSANCE COMMUNITY RULES AND REGULATIONS

These are the Rules and Regulations governing The Renaissance Community. They apply to all residents of The Renaissance, Owners and non-Owners alike. They are enforceable in accordance with our Declaration and Bylaws. The purpose of these Rules and Regulations is to ultimately provide all residents maximum enjoyment while living in The Renaissance Community.

The Renaissance Community is an association of individuals and a community of residents with many common interests. One common interest is to maintain the highest quality of life for all residents.

REMEMBER: TO HAVE A GOOD NEIGHBOR, YOU MUST FIRST BE A GOOD NEIGHBOR. Please work to keep the community safe and clean.

ARTICLE ONE: PERTINENT INFORMATION

1.1 OFFICE The Renaissance Community Association is managed by Countryside Asset Management, whose address is 7490 Clubhouse Road, Suite 201, Boulder, CO 80301. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The telephone number is (303) 530-0700. There is a 24-hour answering service at the same number.

1.2 MAINTENANCE Maintenance of all Common Elements is provided by contract labor.

1.3 GOVERNING DOCUMENTS The Association is governed by three documents: (a) THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE RENAISSANCE COMMUNITY, (b) ARTICLES OF INCORPORATION, and (c) BYLAWS OF THE RENAISSANCE COMMUNITY ASSOCIATION. These documents, as well as Budgets and other Association-related documents, are kept on file at the office of the Management Company and are available for your inspection and copying.

ARTICLE TWO: COMMON ELEMENTS

2.1 Concerns regarding the Common Elements are to be submitted to the Board of Directors through Countryside Asset Management Corporation. Owners should submit the requests for repairs of the Common Elements to the Board through the management company.

ARTICLE THREE: DEFINITIONS

3.1 Terms used in these Rules and Regulations have the same meaning in these Rules and Regulations as such terms have in the Declaration of The Renaissance Community.

ARTICLE FOUR: GENERAL RULES

4.1 These Rules and Regulations, the Declaration, the Articles and Bylaws shall be enforced by the Board of Directors, and Fines and Individual Assessments for infractions may be levied in accordance with the Declaration and Bylaws.

4.2 Parents are responsible for infractions committed by their children; and Owners are responsible for infractions committed by their tenants and guests.

4.3 There shall be no annoying lights, sounds or odors which would reasonably be found by others to be noxious or offensive. No exterior spot lights, searchlights, speakers, horns, whistles, bells or other light or sound devices shall be located or used except with the prior written approve of the Design Review Committee. There shall be no loud noises or playing of musical instruments, radios, stereos, televisions, etc. in such a manner as to disturb other residents. Volumes shall be appropriate between the hours of 10:00 p.m. to 9:00 a.m.

4.4 No sign, poster, billboard, advertising device or display of any type is to be placed anywhere within the Community without prior written permission from the Board of Directors. One sign advertising a dwelling for sale or for lease is permitted as long as it complies with the local sign codes. Political signs may be displayed within 45 days before an election and must be removed within 7 days after any election.

4.5 All roadways and walkways shall be clear for emergency traffic. No cars, furniture, bicycles, barbecues, toys or other items of personal property shall be stored, left or parked on a roadway, walkway or any other place within the Common Elements.

4.6 Rugs, clothing or other household items may not be permanently hung from any window, balcony, fence, or facade of the buildings. No clothesline of any type shall be allowed which is visible from the Common Elements, the street, or neighbor's dwelling.

4.7 All equipment shall be enclosed within a garage, including all tractors, snow removal equipment and garden or maintenance equipment, except when actually in use.

4.8 No fireworks or firearms may be fired or discharged within the Community.

4.9 Any immoral, improper, offensive or unlawful act may be reported to the appropriate governmental authorities and will be deemed an infraction of these Rules.

4.10 No flammable, combustible or explosive fluids, chemicals or substances shall be kept within the Community except those required for normal household use.

4.11 No resident shall sweep or throw any debris onto the Common Elements.

4.12 The Board may adopt such reasonable rules as it deems proper for the Association. A copy of said rules, as they may from time to time be adopted, amended or repealed, shall be mailed or otherwise delivered to each Owner. Upon such mailing or delivery, said rules shall be in full force and effect and shall be enforced against each Owner. It shall be the Owners' responsibility to provide the Owners' tenants with the Rules and Regulations.

4.13 All contractors hired by individual homeowners must have general liability and workers' compensation insurance. Homeowners must obtain a Certificate of Insurance showing evidence of this coverage from every contractor.

4.14 Any temporary exterior holiday decorations may be displayed within 15 days before a holiday and removed within 15 days after the holiday. Christmas lights and decorations will be allowed from November 25 through February 1. All installations of exterior decorations for holiday purposes must not jeopardize the safety, welfare or convenience of the community.

ARTICLE FIVE: PETS

5.1 Pets shall not litter the Common Elements. ANY SOILAGE MADE BY PETS ON ANY PORTION OF THE COMMON ELEMENTS MUST BE CLEANED UP AT THE TIME OF THE INCIDENT. It shall be the duty of the Association to keep the Common Elements free of litter caused by and left by pets. The Owners of pets known to be at large upon the Common Elements shall be assessed by the Board of Directors for the cleanup expenses incurred, together with the costs of collection and enforcement, to include reasonable attorney fees and costs if necessary.

5.2 Pets shall not be allowed to run at large within the Community, but shall be at all times under control of the owner while such animal is outside such Owner's Lot. Pets in the Common Elements must be either carried or be on a leash. The City of Longmont Animal Control Office will be contacted to have any animals found on the property without a leash removed. Residents must follow City of Longmont leash laws. It shall be the duty of the Association, and its representatives, to notify the City Animal Warden of pets found at large within the Common Elements in violation of City Ordinances.

5.3 No livestock, poultry or animals other than standard domesticated household pets may be kept.

5.4 No animal may be leashed to any stationary object in any Common Element.

5.5 Owners will be held responsible and liable for any property damage, injury or disturbance which such Owner's pet or such Owner's tenant's pet may cause.

ARTICLE SIX: TRASH

6.1 Each owner is responsible for the removal of trash.

6.2 No trash, litter, garbage, grass, shrub or tree trimmings, scrap refuse or debris of any kind shall be permitted to remain exposed upon any Lot so it is visible from any neighboring dwelling, common areas or from the street, except at proper times for garbage or trash pickup.

6.2 B City authorized trash and recycle receptacles may be stored at the side of the home. Bins must be kept in a neat and tidy condition with nothing piled next to or hanging out of the bins, lids must be closed. It is preferred that the bins be kept behind a fence or gate and screened by vegetation if possible.

6.3 No rubbish, garbage, trash or discarded smoking materials shall be allowed to accumulate upon the Common Elements.

6.4 After Notice and Hearing, the Board of Directors shall have the right to remove such unsightly objects and materials from any Lot. The cost of such removal shall be chargeable to such owner.

ARTICLE SEVEN: VEHICLE PARKING AND TRAFFIC POLICIES

7.1 No house trailer, camping trailer, horse trailer, camper, camper shells, boat trailer, hauling trailer, boat or boat accessories, truck larger than one ton, recreational vehicle or equipment, mobile home, or commercial vehicle may be parked or stored anywhere in the Community so any portion of it is visible from neighboring dwellings, Common Areas or from the street except in emergencies or as a temporary expedience.

7.2 No emergency or temporary parking or storage shall continue for more than seventy-two hours.

7.3 Parking is not allowed on landscaped or lawn areas.

7.4 No abandoned, unlicensed, wrecked or inoperable vehicles of any kind shall be stored or parked within the Community except in garages or except in emergencies.

7.5 The Board of Directors shall have the right to remove and store a vehicle in violation of these Rules and Regulations and/or the Declaration after Notice and Hearing. The expenses of removal and storage shall be levied against the Owner of the vehicle.

7.6 No vehicle maintenance is allowed within the Community except car washing.

7.7 Owners are encouraged to keep their garage doors closed except when in use.

7.8 There shall be no parking in any area of the common driveway or alley, which includes the end of the driveway, other than hourly temporary parking by guests if necessary. These driveways and alleys were designed only for homeowner access to their individual driveways and for service and emergency vehicles.

ARTICLE EIGHT: DESIGN REVIEW COMMITTEE

8.1 No exterior alteration, modification or addition shall be commenced, altered, moved, removed, installed or maintained within the Community until the plans and specifications showing the nature, kind, shape, height, materials, locations and approximate cost of the same, along with samples of materials and colors, have been submitted to and approved in writing by the Design Review Committee.

8.2 The Committee shall be appointed by the Board of Directors and shall consist of three (3) members. The Committee shall exercise its best judgment to see that all alterations, modifications and additions within the Project conform to and harmonize with existing surroundings and structures.

8.3 The Committee shall approve or disapprove all requests within thirty (30) days after receipt of all documents needed. In the event the Committee fails to take any action within said 30 days, the improvement request shall be deemed approved.

8.4 Any exterior modification, alteration or addition without the written approval of the Committee shall be deemed to be a violation of these rules.

8.5 Any temporary exterior holiday decorations may be displayed within 15 days before a holiday and removed within 15 days after the holiday. Christmas lights and decorations will be allowed from November 25 through February 1. All installations of exterior decorations for holiday purposes must not jeopardize the safety, welfare or convenience of the community.

8.6 Exterior of home must be maintained in a neat and clean condition. This will include but is not limited to, windows, exterior painting, roofs, garage doors and all things related to the structure that show signs of age and damage. Any inferior condition that is determined by a committee appointed by the Board will be subject to violation notices and fines.

- A full paint color palette of the original developers color choices is available at Kwal Paint on Ken Pratt Blvd. Let them know your current paint scheme or bring a picture of your home and they can help you select colors appropriate for the community.

ARTICLE NINE: LEASED UNITS

9.1 An owner has the right to lease his or her dwelling or unit.

9.2 Leasing of a Unit for business purposes is not permitted.

9.3 Any such lease or rental agreement must be in compliance with applicable local, state and federal laws.

9.4 No Owner may lease or rent less than his or her entire unit.

9.5 Owner may not lease or rent his or her unit for transient or hotel purposes; or for a term of less than thirty days.

9.6 Any lease or rental agreement shall be in writing and shall provide that the lease or rental agreement is subject to the terms of these Rules and Regulations, Declaration, Bylaws and Articles of Incorporation in the same manner as would an Owner. Any fines or Individual Assessments incurred by non-Owner residents shall be the liability of the Owner of the Unit, and shall be assessed in accordance with the procedures specified in the Declaration and Bylaws. The failure of the lessee or renter to comply with the terms shall constitute a default and such default shall be enforceable by either the Board or Directors or the lessor, or by both of them to include eviction of the lessee.

9.7 The Owner is responsible for the distribution of the Rules and Regulations to such Owner's tenants.

9.8 A copy of the lease shall be delivered to the Board of Directors of the Association, or the managing agent, upon request.

ARTICLE TEN: COLLECTION OF DELINQUENT ASSESSMENTS

10.1 Annual common expense assessments as determined by the Association shall be due and payable quarterly in equal installments due on the first day of the quarter. Any assessments not paid within fifteen days after the due date shall be considered past due and delinquent and shall be assessed a \$25 late charge. Should it become necessary to file a lien against the property of a delinquent owner or a County Court Summons and Complaint, the Owner of such property is responsible for all legal fees and costs.

ARTICLE ELEVEN: ENFORCEMENT

11.1 If any action is brought in a court of law or put into arbitration as the enforcement interpretation or construction of these Rules and Regulations, the prevailing party in such action shall be entitled to reasonable attorney's fees as well as all costs incurred in the prosecution or defense of such action.

11.2 All complaints pertaining to infraction of the Rules and Regulations of The Renaissance Community must be in writing, addressed to the Board of Directors, c/o Countryside Asset Management Corporation, 7490 Clubhouse Road, Suite 201, Boulder, CO 80301. The complaint must

include the following:

- (a) Name and identity of individual committing the infraction;
- (b) The identification of the specific violation;
- (c) The date, time and place of the infraction;
- (d) The name, address, and telephone number of the person making the complaint, and the complaining individual's relationship to the community.

11.3 Upon receipt of a written complaint, the Board of Directors shall conduct the Notice and Hearing Procedure in accordance with the Association's Declarations and Bylaws. Fees may be imposed according to the following schedule or may be amended by the Board in the event the Board feels the offense warrants a more severe penalty.

First Offense	\$ 50.00
Second Offense	\$100.00
Third Offense	\$150.00
Fourth & Successive Offenses	Legal Action

11.4 The Offenses of the Owner, such Owner's guests and/or tenant shall be the responsibility of the Owner.