

RULES AND REGULATIONS
OF
THE HILLCREST AT HOMESTEAD HOMEOWNERS ASSOCIATION

In addition to, and in clarification of, the restrictions on the homeowners and their families, invitees and guests contained in Article VI, Section 3, IX, XI, XII and XIII of the Declaration of Covenants and Restrictions for Hillcrest, the Board of Directors of Hillcrest at Homestead Homeowners Association adopts the following Rules and Regulations:

1. Streets

A. Article XIII, Section 2 states that "No trailer, motor home, house car, bus, camper, large commercial-type vehicle, including vehicle mounted camper, whether chassis or slide-in, or pickup coach, tent, boat or truck (except a pick up) shall be parked, placed, erected, maintained or constructed on any Lot or Common Area for any purpose. However, trailers, campers, motor homes. Pickup coaches tents or boats which can be and are stored completely within a Garage and are not used for living purposes will not be in violation of these restrictions. Garage doors shall be kept closed when not in use. The Board of the Association may adopt rules and regulations restricting the use and parking of vehicles on Common Area and may request that certain portions of the Common Area be designated for use only by authorized vehicles and may take such other necessary action to enforce parking restrictions as provided in C.R.S. 42-4-1111 as amended."

B. Street Parking

1. Parking on Association streets is prohibited except for temporary parking (i.e. social gatherings, contractors. Etc.) Temporary parking is defined as less than 8 hours.
2. Temporary parking is permitted on the West side of the North-South running streets and the South side of East-West running streets.
3. Parking is not allowed in front of mailboxes or private drives or overnight.
4. Vehicles parked in violation of Paragraphs 1-3 above will be towed at the owner's expense.
5. When parking in driveways, care should be taken not to block sidewalks.
6. The maximum recommended speed limit on Association streets is 20 mph.
7. Work materials should not be placed so as to obstruct passage on Association streets.
8. Homeowners will be held responsible for any damage done to sidewalks, curbs or street caused by contractors employed by the homeowner.
9. Questions or concerns regarding street conditions, parking, burned out street lights, etc. should be directed to the Management Company.

2. Association Assessments

- A. Assessments are due on the first of each month and are subject to a late fee of \$20.00 if received after the 30th.

3. Animals

- A. Dogs owned by homeowners or their guest shall not be permitted to run at large but shall be kept under the control of such homeowner or guest by leash, cord or chain. The owner of any dog shall immediately remove excrement deposited by said dog upon the common area or any lot. Owners shall be responsible for damage done to the common areas by their animals.

- B. Homeowners may not keep more than 2 dogs, cats, or other household pets in the aggregate on any lot or in the Living Unit. The Board of Directors has authorized the City of Centennial Animal Control Department to come on the property to enforce all animal control restrictions of the covenants as well as applicable Centennial ordinances and laws of the County and State.

4. Maintenance

The homeowner's lot (including front, back and side yards) and any improvements thereon are to be kept in a clean, attractive, functional, and healthful manner at all times.

5. Trash

- A. Garbage containers are to be placed curbside on day of pickup only and replaced in garage or home by the end of the same day.
- B. Enclosures or screening for trash containers are not permitted.
- C. No lot shall be used as a dumping ground for rubbish, grass clippings, garbage or trash.

6. Renting or Leasing

- A. Homeowners wishing to lease their property must submit such leases to the Association Manager for record keeping and to ensure compliance with the Covenants.
- B. No lease shall be for a period of less than 30 days.

7. Garage

- A. Garage doors are to be kept closed when not in use.
- B. Community sponsored garage sales are permitted.

8. Storage

Patios, decks, and balconies shall not be used for storage other than of patio furniture.

9. Landscaping

- A. Rock, gravel, sand, dirt or other materials used to landscape may not be left on the street longer than 21 days.
- B. Design Review Committee approval is required for front, rear and side lot landscaping.

10. Signs

No sign of any kind shall be displayed to public view, except: one (1) professional sign per Living Unit of not more than five (5) square feet advertising a Living Unit for sale or rent (Article XIII-Section 2.C.); a sign advising of a potentially hazardous or dangerous situation; and those personal signs at the entrance of the Living Unit which are decorative.

Political signage is permitted under State Statute provided that said political sign(s) are placed within the owner's unit boundaries and may not be displayed earlier than forty-five (45) days before the election date and must be removed within seven (7) days following said election date. Only one sign per political office or ballot issue that is contested is permitted. The size of said signs shall conform to the rules and regulations of the City

of Centennial, but in no event shall said signs be larger than five (5) square feet.

11. Swimming Pool

As Posted, pool rules will be followed by the homeowners, their families and guests.

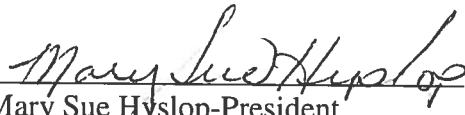
12. Violations

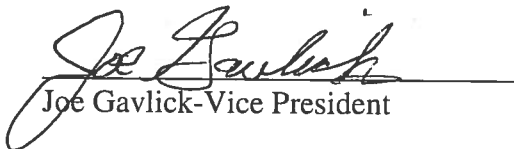
- A. Violations of the above stated rules should be reported to the Board of Directors of the Homeowners Association for review and enforcement.

13. General

The Board of Directors reserves the right to amend, repeal or add to these rules and regulations from time to time as may be deemed necessary for the safe and efficient management of the Association and for the comfort and convenience of the homeowners pursuant to Article III of the Declaration.

Adopted effective March 26, 2014, by the Board of Directors, Hillcrest at Homestead Homeowners Association.


Mary Sue Hyslop-President


Joe Gavlick-Vice President