



## **Townhomes Homeowners Association**

# **RULES AND REGULATIONS**

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## **INTRODUCTION**

Camels Ridge, located within the beautiful gated community of Kissing Camels Estates, is a scenic and unique neighborhood situated upon a ridge with spectacular mountain and golf course views. These Association Rules and Regulations are intended to reflect the use, maintenance and living environment standards within the community and have been created to protect and enhance the quality, value, desirability, and attractiveness of Camels Ridge. Pursuant to the authority granted by Article IX of the Declaration of Covenants of Camels Ridge Townhomes Homeowners Association, these Rules and Regulations have been adopted by the Association's Board of Directors (the "Board") and are intended to supplement the Use Restrictions imposed by Article XIII of the Declaration of Covenants. Since all Camels Ridge Owners are also members of the Kissing Camels Property Owners Association (KCPOA), the Board has adopted many of the KCPOA rules. Additions, deletions, and changes have been made to accommodate the many unique aspects of Camels Ridge. Although these Rules and Regulations apply only to Camels Ridge Properties, Owners and residents are also subject to many of the KCPOA rules, regulations and policies and therefore must be aware of and follow them. Examples are access to Kissing Camels Security, use of entry gates, automobile registration requirements, guest access, overnight guest procedures, traffic rules, and pet rules when your pet is in Kissing Camels Estates outside of Camels Ridge Properties.

These Association Rules and Regulations, accompanying Policies and Procedures, and Design Guidelines collectively comprise the Association Rules and revise and replace all previous Association Rules. All Association Governing Documents are available at the Camels Ridge Townhomes Homeowners Association website:

**<http://www.camelsridgehoa.com>**

KCPOA rules, regulations, policies, and general resident information can be accessed at the Kissing Camels Estates website:

**<http://www.kcestatespoa.com>**

## **DEFINITIONS**

Unless the context clearly indicates otherwise, the capitalized terms used in this document shall have the meanings ascribed to them in the Declaration of Covenants. The Camels Ridge Townhomes Homeowners Association also known as the Camels Ridge Homeowners Association (CRHOA) may be referred to as "the Association". References herein to the term "Lot" shall mean a platted building site, or portion thereof, within the Property intended to be used for the construction of a "Living Unit" which shall refer to that portion of a building designed and intended for use and occupancy as a residence by a single family. Homeowners of Living Units may be referred to as "Owners".

## **AUTHORITY OF THE BOARD**

The Camels Ridge Board and/or any properly authorized committee of the Board shall have the authority to interpret and enforce the provisions of these Use, Maintenance and Living Environment Standards, and shall also have the authority to, though it need not, grant variances when circumstances reasonably require. Variances should generally only be granted when unique circumstances so dictate, and in no event shall a variance be effective unless in writing; be contrary to the provisions of the Declaration of Covenants; or estop the Board from denying another or similar variances in other circumstances.

## **USE, MAINTENANCE AND LIVING ENVIRONMENT STANDARDS**

1. **Animals.** The following animal rules apply to all Owners and residents within Camels Ridge. In the event of multiple violations of these rules by an Owner or resident, the Board may permanently restrain and enjoin the Owner or resident from keeping said animal on the Owner's or resident's Lot or in their Living Unit.
  - A. No animals, except a reasonable number of domesticated dogs, cats, birds or other bona fide domesticated pets, shall be permitted in any Living Unit or on any Lot. Except in extenuating circumstances (and even then, only with the approval of the Board), a "reasonable" number of dogs and cats shall be no more than three (3) in the aggregate. The number of dogs residing at any one Living Unit shall not exceed two (2).
  - B. No animal of any kind shall be permitted which makes an unreasonable amount of noise or odor or otherwise is a nuisance or health or safety risk to neighbors or the neighborhood.
  - C. No animal shall be kept, bred or maintained within the Property for any commercial purposes.
  - D. All animals must be on a leash or under Owner control at all times when outside of the Owner's enclosed fenced or deck area.
  - E. No dogs or other pets shall be chained, tethered or leashed and left unattended outside of any Living Unit including on decks.
  - F. The Owner of a pet shall be obligated to immediately clean up after the pet anywhere on the Property outside of the pet-owner's Living Unit.
  - G. Animals shall not be permitted to run loose. If an animal should run loose, the Owner thereof shall be responsible for all costs associated with the animal being picked up or brought under control.
2. **Building and Grounds Conditions.** No use shall be made of any Lot or Living Unit which will in any manner violate the statutes, rules or regulations of any governmental authority having jurisdiction over the Lots and Living Units. Each Owner shall maintain the exterior of

his or her Living Unit, and Improvements upon his or her Lot, in good condition. *Refer to CRHOA Policies and Procedures for an explanation of Homeowners' and Association's maintenance responsibilities.*

- A. Exterior building surfaces and trim shall be stained or repainted periodically. Periodic exterior maintenance also includes repair and maintenance of exterior doors and windows, garage doors, gutters, down spouts, roofs, paving, walls, fences, mail boxes, and outdoor lighting. No condition shall be permitted within any Living Unit, balcony, porch, patio, or deck which is visible from neighboring Lots, the golf course, streets, or the Common Areas and which is inconsistent with the design and integrity of the Properties as determined by the Board in its sole discretion.
  - B. Periodic landscape maintenance is required on lawns, shrubs, trees, flower beds, and other landscaping features. In order to affect insect, weed and fire control and to prevent and remove nuisances, the Owner of any Lot shall cut, prune, clear, and remove from the premises unsightly brush, weeds and other growth, and shall remove any trash which may collect or accumulate on the Lot or which causes undue danger of fire. *Refer to CRHOA Design Guidelines for landscaping guidelines.*
  - C. Each Lot at all times shall be kept in a clean, orderly and wholesome condition. No garbage or recycling bins or cans, equipment, service yards, piles, trash, litter, junk, boxes, containers, bottles, cans, implements, machinery, lumber, or other materials shall be permitted to remain exposed upon any Lot so as to be visible from any nearby Lots, the golf course, Common Areas, or streets, except as necessary during a period of approved construction. No exposed wiring of any kind or for any purpose will be allowed without the approval of the ACC.
  - D. If an Owner is responsible for but fails to properly perform maintenance, the Association (acting by and through the Board) may, after giving thirty (30) days written notice, effect such repairs and maintenance as it deems necessary in its judgment to maintain the standards of the Property. Entry to affect such repairs and maintenance shall not be deemed a trespass and the Owner shall be liable for all costs incurred in connection with the repairs and maintenance.
3. **Clotheslines.** Colorado law allows Owners to install “retractable” clotheslines. The Owner must comply with the Design Guidelines and retractable clotheslines must be screened by a fence or shrubbery, so as not to be visible from nearby Lots, golf course, Common Areas, or streets. Clothesline must be retracted when not in use. No other facilities for drying or airing of clothing or household goods may be placed on any Lot and it is prohibited to hang garments, rugs and other materials from the windows or from any facades or balconies of a Living Unit or any improvements on the Lot.

*The Colorado Common Interest Ownership Act (“CCIOA”) at C.R.S. §38-33.3-106.7 regulates HOA restrictions on energy efficiency measures.*

4. **Common Areas.** Every Owner shall have the right and easement of enjoyment in and to the Common Area. No use shall be made of the Common Area which will in any manner violate the statutes, rules or regulations of any governmental authority having jurisdiction over the Common Area and the use of the Common Area. No Owner shall place any structure whatsoever upon the Common Area nor shall any Owner engage in any activity which will temporarily or permanently deny free access to any part of the Common Area to all members.
5. **Exterior Lighting.** All exterior lighting installed on any Lot shall either be indirect or of such control, focus and intensity so as to not disturb the occupants of residences on nearby properties. ACC approval is required for installation of exterior lighting.
6. **Flags and Flagpoles.** American, State and Service Flags may be displayed on a Lot or Living Unit subject to the following conditions. The Boy Scouts of America and other patriotic organizations displaying American Flags in neighborhoods on national holidays are exempt from the requirements of this rule.
  - A. American and State Flags may be displayed in a window, on a balcony, on a fixed flagpole, or attached to the Living Unit's exterior by a bracket designed for that purpose. The flag must be displayed in a manner consistent with Federal and State Flag Codes and may not exceed three (3) feet by five (5) feet, whether wall or flagpole mounted. Maximum fixed flagpole height in Camels Ridge is fifteen (15) feet. ACC approval is required for the installation of a fixed flagpole to ensure appropriate placement and size.
  - B. A Service Flag bearing a star denoting the service of the Owner or occupant or a member of Owner's or occupant's immediate family in the active or reserve military service during a time of war or armed conflict may be displayed on the inside of a window or door of a Living Unit. The Service Flag may not exceed ten (10) inches by nineteen (19) inches in size.
  - C. Only one of each authorized flag is permitted on any Lot or Living Unit and no other flags are authorized.

*The CCIOA at C.R.S. §38-33.3-106.5 regulates the display of United States of America and Service flags.*

7. **Fuels, Incinerators and Barbecues.** No coal or other type of fuel which gives off smoke shall be used for heating, cooking or any other purpose; provided however, the foregoing restriction shall not be deemed to apply to the occasional burning of wood in a fireplace or charcoal or other fuel in a barbecue unit used for cooking purposes. No open fires shall be lit or permitted on the Property except in an attended fire pit; contained and attended barbecue unit; or within a safe and well-designed interior fireplace. No outdoor burning of trash or garbage shall be allowed on the premises. No barbecue unit or other outdoor fire pit shall be located nearer than five (5) feet of any lot line.
8. **Garages and Garage Doors.** Once approved as a garage, the use of the garage area must continue at all times to be for parking, storage and other purposes normally associated with a garage, and for no other purposes without the prior approval of the Board. Use of garages for

storage must not reduce their capacity for vehicles owned by residents. Garage doors shall be kept closed except when being used to permit ingress or egress to or from the garage.

9. **Hazardous Activities.** No Owner or resident shall use or permit any flammable oils or fluids such as gasoline, kerosene, naphtha or benzene in large enough quantities to be deemed hazardous to life, limb or property, to be brought into or stored on any Lot. No activities shall be conducted on the Property which are or might be unsafe or hazardous to any person or property. No firearms or fireworks shall be discharged upon any of the Properties.
10. **Holiday Decorations.** Holiday decorations must be removed within ten (10) days after the holiday, weather permitting.
11. **Hot Tubs.** Drainage of water from hot tubs onto the surrounding area is not permitted if water is hot or contains chemicals of any kind. *Refer to CRHOA Design Guidelines for other hot tub restrictions.*
12. **Nuisances.** No annoying lights, sounds or odors shall be permitted to emanate from any Lot, Common Area or Living Unit and no hazardous, noxious or offensive activity shall be permitted on the Properties which cause embarrassment, discomfort, annoyance, or nuisance to neighboring residents. No noisy vehicles shall be permitted on the Properties.
13. **Play Structures and Play Areas.** No recreational structure, playhouse, swing set, jungle gym, slide, or other similar apparatus shall be constructed or placed upon any Lot unless it is approved by the ACC prior to construction and/or installation. Fixed in place basketball backstops are not permitted; however, folding backstops are acceptable without prior approval so long as they are rolled into the garage or elsewhere completely out of sight when not in use.
14. **Refuse.** No unsightly objects or materials, including but not limited to ashes, trash, rubbish, garbage, grass or shrub clippings, scrap material or other refuse, or receptacles or containers therefore, shall be stored, accumulated or deposited outside or so as to be visible from any nearby properties, golf course or streets, except during the day of refuse collections.
15. **Rentals/Leasing of Units.** No room or rooms in any Living Unit or parts thereof may be rented or leased and no paying guests shall be quartered in any Living Unit. Nothing contained in this provision, however, shall be construed as preventing the renting or leasing of an entire Lot, together with its Living Unit or other improvements, as a single unit to a single family so long as the same is accomplished in accordance with the provisions of this document:
  - A. An Owner who leases a home to a third party tenant shall provide a copy of the lease, fully executed, to the Managing Agent.
  - B. No subletting of any Living Unit shall be permitted.
  - C. Any damage to the Common Areas caused by an Owner, resident, their agents, or visitors will be repaired by the Association at the expense of the Owner or occupant.

- D. All leases shall provide that the Association may, on behalf of the Owner, evict any tenant or occupant who is violating the CRHOA Declaration of Covenants, Bylaws or Association Rules.
- E. An Owner who leases a Living Unit shall be responsible for advising Owner's tenants of all Governing Documents and shall be responsible for any violations or damages caused by the tenants.

**16. Satellite Dishes and Antennae.** Satellite dishes and similar receiving equipment are allowed. Prior approval of the ACC is not required for the installation of a satellite dish; however, the Owner must adhere to the following requirements:

- A. The satellite dish must be adequately positioned to minimize visibility from neighboring Lots, Common Areas, the golf course, or streets within Camels Ridge.
- B. Satellite dishes shall be no larger than thirty-nine (39) inches or one (1) meter in diameter.
- C. No supporting structures which raise the dish in the air shall be permitted.
- D. Satellite dishes must be painted in a color approved by the ACC. (Normally the body color of the Living Unit).

*The Federal Communications Commission (FCC) OTARD Rule implementing Section §207 of the Telecommunications Act of 1996 regulates HOA restrictions of satellite dishes and antennae.*

**17. Signs.** Except for permitted signs, there shall not be used or displayed on any Lot or improvement, any signs or any banners, streamers, flags, lights, or other devices calculated to attract attention in aid of sale or rental. All permitted signs must be professionally painted, lettered and constructed and shall be placed only on the Lot to which they pertain, unless approved by the Board. The only signs permitted on any Lot or improvement are as follows:

- A. One sign of customary size for identification of the occupant and address of any Living Unit as approved by the Board.
- B. Political signs are permitted by Colorado law. Owners may display one political sign per office or ballot issue. The size of the sign may not exceed thirty-six (36) inches by forty-eight (48) inches; and sign(s) may be displayed forty-five (45) days prior to the election and must be removed no later than seven (7) days after the election.
- C. Such other signs as may be required by law or approved by the Board.

*The CCIOA at C.R.S. §38-33.3-106.5 regulates the display of political signs.*

**18. Solicitation.** Absolutely NO solicitation is permitted within Camels Ridge or Kissing Camels Estates. Please notify KCPOA Security (719 473-5980) if a solicitor appears.

- 19. Sound Devices.** No exterior speakers, horns, whistles, bells, or other sound devices shall be located, used or placed on any Living Unit or within a Lot without the prior approval of the ACC. Owners and residents must ensure that sound from approved outdoor patio speakers does not create a nuisance for Owners and residents of neighboring properties. External speakers for security systems shall not be permitted.
- 20. Storage Tanks.** No underground or elevated tanks of any kind shall be erected, placed or permitted upon any part of a Lot except with the approval of the Board.
- 21. Transmitters.** No electronic or radio transmitter of any kind, with the exception of internet wireless transmitters intended for use in a single Living Unit, shall be operated in or on any Living Unit, Common Area or Lot within the Properties.
- 22. Uses.** In order to protect and enhance the residential character of Camels Ridge, all Lots shall be used exclusively for private residential purposes and no activity shall be permitted upon any Lot or Common Area or within any Living Unit which violates federal, state or local laws or regulations.
- A.** No Living Unit erected or maintained within the Property shall be for any purpose other than use and occupancy as a residence by a single family.
  - B.** No business, profession or other commercial enterprise of any nature shall be conducted on any Lot or in any Living Unit, structure or other improvement located thereon except in accordance with the terms and conditions of the Governing Documents and such other rules created or authorized by the Board.
  - C.** The Board shall be the sole authority with respect to home office uses and shall exercise broad discretionary powers in this regard. Nothing herein shall be deemed to limit or restrict the right, power and authority of the Board to interpret or promulgate additional or substitute minimum standards, rules, regulations, or procedures with respect to home office activities.
- 23. Vehicles & Parking.** The intention of these rules is to ensure a safe and visually appealing community; that parking is managed in a compliant, fair, and uniform manner; that Camels Ridge Owners and residents park their vehicles in enclosed garages and driveways rather than on private streets; and to restrict overnight parking of commercial and large vehicles.
- A.** Owners, residents and guests must park their vehicles in the garage or, if all garage spaces are occupied with vehicles, then additional vehicles shall be parked in the driveway. Overnight parking on or beside the street is not permitted.
  - B.** Parking on the private streets within Camels Ridge shall be allowed so long as the vehicle is parked only temporarily such as in connection with a social function, maintenance, renovation, or while engaged in actual transportation or delivery to or from a Lot or Living Unit. However, overnight street parking is prohibited.

- C. All parking on Camels Ridge Lane shall be either in a designated parking space or parallel parking on the bank adjacent to the east side of the paving. For safety reasons, no parking shall be allowed on the street at any time.
- D. The Association assumes no responsibility for damage done to vehicles parked along Camels Ridge streets.
- E. Camels Ridge Owners and residents must notify Kissing Camels Estates Security of overnight guests and follow Security's guest and guest pass procedures.
- F. No boat, trailer, camper (on or off vehicle), tractor, truck, commercial vehicle, mobile or motor home, house trailer, recreational vehicle, self-contained motorized vehicle, off-road vehicle, motor-driven cycle, or towed trailer unit, shall be stored or parked overnight on any street or within any Common Area or Lot except in a completely enclosed garage. A one night exception to this rule shall be granted to Camels Ridge residents preparing their vehicle for a trip and after returning from a trip.
- G. No maintenance, servicing, repair, dismantling, sanding or repainting at any time of any vehicle, boat, machine, or other device may be carried on except within a completely enclosed garage which screens the sight and sound of the activity from nearby property and streets.
- H. No abandoned, unused, stripped down, partially wrecked, unlicensed, unsightly, or inoperative motor vehicle or part thereof shall be permitted to be parked or stored upon any part of the Camels Ridge Properties. In the event that the Board shall determine, in its sole discretion, that a vehicle is an abandoned or unsightly vehicle, then a written notice describing the vehicle will be personally delivered to the Owner thereof (if such Owner can be reasonably ascertained) or will be conspicuously placed on the vehicle (if the Owner thereof cannot be reasonably ascertained), and if the vehicle is not removed within seventy-two (72) hours thereafter, the Board shall have the right to remove (tow) the vehicle at the sole expense of the Owner thereof. For the purpose of this Section, an "abandoned vehicle" is any vehicle which has not been driven under its own propulsion, or has not been moved for a period of five (5) days or longer, and "unsightly vehicles" shall include unlicensed, unrepaired, or unkempt vehicles as determined by the Board in its discretion.

*Emergency vehicles as defined in C.R.S. §38-33.3-106.5 of the CCIOA are exempt from this rule as follows:*

*"An emergency motor vehicle may be parked overnight within Camels Ridge if the Living Unit Owner or resident is required by his/her employer to have the vehicle at his/her residence during designated times and the vehicle weighs ten thousand pounds or less; the Unit Owner is a member of a volunteer fire department or is employed by emergency service provider defined as a primary provider of emergency firefighting, law enforcement, ambulance, or emergency medical services; the vehicle has an official emblem or other visible marking of an emergency service provider; and the parked vehicle will not obstruct emergency access or interfere with the reasonable needs of other residents to use the community's streets, driveways, and guest parking spaces."*

These Rules and Regulations may be changed or added to by the Board of Directors of the Camels Ridge Townhomes Homeowners Association in support of the Association and/or in response to Colorado Law.

Adopted by Camels Ridge Townhomes Homeowners Association Board, May 13, 2015.