

**RULES AND REGULATIONS FOR THE COMMON AREAS OWNED BY THE
GLENEAGLE NORTH HOMEOWNERS' ASSOCIATION (GNHOA)
EL PASO COUNTY, COLORADO**

WHEREAS, the Gleneagle North Homeowners' Association (GNHOA) has been conveyed as a common element and is maintaining Common Areas within GNHOA boundaries for the members of GNHOA; and

WHEREAS, the Board of Directors of GNHOA desires to adopt rules and regulations governing activities within GNHOA Common Areas; now therefore,

BE IT ORDERED BY THE BOARD OF DIRECTORS (the "Board") OF GNHOA THAT:

AUTHORITY

Section 1: Rules and Regulations are adopted by the Gleneagle North Homeowners' Association of El Paso County, Colorado. under authority of the Colorado Common Interest Ownership Act (CCIOA).

ADMINISTRATION

Section 2: The Board hereby designates each Filing Architectural Control Committee to enforce these rules and regulations in accordance with the Covenants Enforcement Policy as enacted by GNHOA Board of Directors. Enforcement actions pertaining to multiple filings or which cannot be identified to a specific filing will be enforced by the Board of Directors

AREA COVERED

Section 3: These rules and regulations apply to all Common Areas owned, controlled, and/or maintained by GNHOA.

DEFINITIONS

Section 4: As used in these rules and regulations:

- (a) "Alcoholic beverage" means any beverage containing more than one-half of one percent (.5%) of alcohol by volume, which is suitable for use as beverage, either alone or diluted.
- (b) "Board" means the Board of Directors of the Gleneagle North Homeowners' Association of El Paso County, Colorado.
- (c) "GNHOA" means Gleneagle North Homeowners' Association of El Paso County, Colorado.
- (d) "Fireworks" shall have the definition as any incendiary device, either legal or illegal.

(e) "Common Areas" is a common element owned and maintained by GNHOA for recreation and enjoyment of GNHOA members.

(f) "Person" means any present or future homeowner, tenant, future tenant, renter, occupier, or any other person that might use in any manner the property described in the Declaration or subsequent amendments to the Declaration or the Gleneagle North Homeowners' Association, including guests of the same.

(g) "Pet" means any domesticated animal permitted by El Paso County Regulations and GNHOA Covenants and customarily kept for pleasure rather than utility.

(h) "Special event" means an organized activity intended for more than ten (10) persons to share a common purpose as a group.

(i) "Vehicle" means any motorized device.

(j) "Wildlife" means living animals that are neither human nor domesticated.

(k) "Firearm" means any device, such as a rifle or pistol, from which a projectile is fired by gunpowder or other propellant.

HOURS OPEN

Section 5: Unless otherwise posted, the Common Areas shall be open to GNHOA homeowners, their guests, and other persons defined above from one hour before sunrise to one hour after sunset. If hours are posted, no person shall enter into or remain within the Common Areas at any time other than during such times as designated on such signs. Unauthorized entry or use shall constitute trespass.

VEHICLES

Section 6: No vehicles other than emergency vehicles or vehicles required for construction within or maintenance of the Common Areas are authorized to enter the Common Areas. Entry by unauthorized vehicles shall constitute trespass.

WILDLIFE

Section 7:

(a) No person shall willfully harm, harass, trap, confine, catch, or possess any wildlife within the Common Areas.

(b) Fishing shall not be permitted within the Common Areas.

(c) No feeding of wildlife is permitted.

PLANT LIFE

Section 8: No person shall alter in any way, damage, destroy or remove any plant, tree, shrub, vine, wildflower, grass, fern, moss, leaves, cones, dead or downed wood, or any rocks, boulders, gravel, or dirt within the Common Areas except as specifically authorized by the Board. Any such action will be considered vandalism of property owned by GNHOA.

FIRES

Section 9: No person shall light, build, or maintain a fire within the Common Areas other than within a propane barbecue grill.

FIREWORKS

Section 10: No person may possess, light or ignite fireworks, model rockets, or any type of incendiary device (legal or illegal) within the Common Areas.

FIREARMS

Section 11: Discharge of firearms is strictly prohibited. Discharge of any other device that uses springs or air pressure to fire, launch, or otherwise power a projectile is strictly prohibited. This includes all devices commonly defined by law as firearms, including antique and black powder firearms, bows, crossbows, BB guns, pellet guns, and all other similar devices that may present a hazard to users of the Common Areas.

ANIMALS

Section 12: No person may bring into or possess in the Common Areas any animal other than a pet. Any person bringing a pet into the Common Areas shall secure it by a leash at all times. Any person bringing a pet into the Common Areas must remove his or her pet's waste. All pets taken into the Common Areas must possess current tags as required by El Paso County and Colorado laws and ordinances. No horses are allowed in the Common Areas.

GLASS BEVERAGE CONTAINERS

Section 13: No glass beverage containers are permitted in the Common Areas.

ALCOHOLIC BEVERAGES

Section 14: No person shall bring an alcoholic beverage into the Common Areas unless such use is in conjunction with a Special Event pursuant to a permit issued by the Board.

USE OF LOUDSPEAKERS

Section 15: No person shall use any loudspeaker, public address system or amplifier within the Common Areas unless such use is in conjunction with a Special Event pursuant to a permit issued by the Board.

DUMPING AND LITTERING

Section 16: All persons shall remove any trash they generate, to include pet waste, while using the Common Areas. No person shall bring into the Common Areas any trash, refuse, or waste material. This includes yard clippings, leaves, branches, and/or tree limbs.

SOLICITING

Section 17: No person shall solicit funds or donations or sell or offer to sell services or goods or distribute circulars in the Common Areas. This rule does not apply to the following:

(a) Persons soliciting donations or conducting fundraising events for and on behalf of non-profit organizations who have secured prior written permission from the Board.

(b) Concessionaires or lessors and persons employed by concessionaires or lessors when selling goods or services or charging for amusements pursuant to a written contract authorized by the Board.

CAMPING

Section 18: Overnight camping in the Common Areas is prohibited.

SWIMMING

Section 19: No person shall engage in swimming or any other water sport activity in the Common Areas.

WINTER SPORTS

Section 20: No person shall engage in ice skating in the Common Areas. Cross-country skiing, snowshoeing, and sledding is allowed at one's own risk and must not cause damage to the Common Areas.

SPECIAL EVENTS

Section 21: No person shall solicit for, hold, or sponsor a special event in the Common Areas without the prior written permission of the Board. No event open to the general public will be held or sponsored in the Common Areas without prior written permission of the Board.

COMMON AREA USE

Section 22: Intended use of the Common Areas is for walking, jogging, bicycling and peaceful enjoyment by the community. Users of the Common Areas do so solely at THEIR OWN RISK. No Persons may plant, use, or otherwise encumber the Common Areas as an extension of their own property. Mowing anywhere on the Common Areas is prohibited without the prior written permission of the Board. Any personally-owned property or any other property that is moved into or allowed to remain on the Common Areas shall become the property of the Gleneagle North Homeowners' Association.

EFFECTS ON EXISTING LAW

Section 23: These rules and regulations are in addition to, and not in lieu of, all federal, state, and county laws, rules and regulations applicable within the Common Areas.

SEVERABILITY

Section 24: The provisions of these rules and regulations are severable. If any word, phrase, clause, sentence, section provision or part of these rules and regulations should be held invalid or unconstitutional, it shall not affect the validity of the remaining provisions, and it is hereby declared to be the intent of the Board that these rules and regulations would have been adopted as to the remaining portions, regardless of the invalidity of any part.

AMENDMENTS

Section 25: These rules and regulations may be reviewed and amended from time to time by the Board.

POSTING

Section 26: Notice of these rules and regulations, or the indirect reference to these rules and regulations, shall be posted at appropriate access ways to the Common Areas.

EFFECTIVE DATE

Section 27: These rules and regulations shall become effective on the date of the Board's adoption of these rules and regulations.

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PENALTIES

Section 28: A person who violates any of the provisions of this Order shall be subject to fines as established by the Board and shall also reimburse GNHOA for any and all damages caused to the Common Areas or to GNHOA in general and any and all expenses incurred by GNHOA in the enforcement of the provisions of this Order, including without limitation reasonable fees for attorneys, expert witnesses, and other costs incurred by GNHOA.

ADOPTED this 7th day of February 2018.



President, Board of Directors

ATTEST:


Secretary, Board of Directors