

Eagle Ranch
A S S O C I A T I O N

September 18, 2011

Dear Homeowner

Eagle Ranch is a growing planned community, and in 10 short years has grown to about 850 dwelling units. In an ongoing effort for all our residents to live in harmony with one another, while protecting everyone's interests and investment, the original Eagle Ranch Development Documents have been revisited.

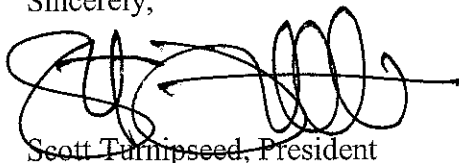
The "Declaration" defines Eagle Ranch as a large planned community, including residential, commercial and recreational uses for the benefit of all persons residing, visiting or doing business in Eagle Ranch. That same document outlines how properties are to be maintained for the purpose of preserving conditions throughout Eagle Ranch. The other principal instrument, "Design Guidelines" addresses both design philosophy, and then outlines what changes are acceptable and what ones required approval.

After reviewing both of these documents your Association Board of Directors, seeking to clarify and better define each of our respective obligations and responsibilities, has compressed the applicable passages of each into the attached – "Regulations". Your Board is optimistic that with your help and adherence to the Regulations, the next 10 years will be as great for Eagle Ranch as the first 10.

If you have any questions about the Regulations you may contact Erin Vega, Association Manager at (970) 328-2172.

Your Board is glad you have chosen to be part of Eagle Ranch and appreciates your ongoing contributions in making this community a great place to live.

Sincerely,



Scott Turnipseed, President

Eagle Ranch Association

REGULATIONS

The original source documents – “Design Guidelines” (*DG*) and “Declaration” (*D*), plus these Regulations can be found at www.eagleranchhoa.com under the Resource Center section. Eagle Ranch (*ER*), having been annexed by the Town of Eagle (*TE*), has two sets of codes and regulations that impact our community. It is stated in *DG* if there is a conflict between *TE* and *ER* regulations “..., the most restrictive provision shall apply.”

In the event of any question(s), we suggest you initially contact Erin Vega, Eagle Ranch Association Manager, 328-2172, or either a Design Review Board (*DRB*) or Home Owners Association Board Member.

Use Limitations: (ref. *D-8.3*)

1. *TE* Use Limitations being more restrictive, apply. They are as follows:
 - 1) Home Occupation Uses in all residential zone districts, providing all of the following conditions are met;
 - a. The use must be conducted entirely within a dwelling or accessory building and by the inhabitants living there.
 - b. The use must be clearly incidental to and secondary to the use of the dwelling for residential purposes and not change the residential character thereof.
 - c. There must be no exterior storage on the premises of material or equipment.
 - d. There must be no advertising display or other indication of the home occupation.
 - e. There must be no offensive noise, vibration, smoke, fume, dust, odor, heat, or glare noticeable at or beyond the property line.
 - f. The home occupation must not adversely affect traffic flow and parking in the neighborhood.
 - g. The home occupation must provide additional off-street parking adequate to accommodate all needs created by the home occupation.
 2. Overcrowding of a Residential Dwelling Unit is not permitted. Should the occupancy allowed by these regulations cause parking on the streets, limit access to another’s dwelling unit, cause excessive noise or negatively impact the quality of life of the neighborhood, the Association may take action against the Owner(s) of the Dwelling Unit and may take action to cause the overcrowding conditions to be eliminated.
 3. *TE* limits occupancy to no more than four persons unrelated by blood, marriage, or adoption.
 4. *ER* Use Limitations also prohibits trailers or temporary structures on the Property.

Maintenance of Property: (ref. *D-8.4* & *DG-4.2*)

1. Property Owner is to maintain the Property in a clean, safe, attractive condition and in good repair, and no trash, litter, junk boxes, containers, bottles, cans implements, machinery, lumber or other building materials shall be permitted to remain exposed.

No Unsightliness: (ref. *D- 8.8* and *DG-2.2*)

The original architects of *ER* realized as our community grew so would our “toys” and our tendency to leave things out and about. What was incorporated into the initial documents, and still applies, is the following: “Mobile homes, travel trailers, tent trailers, trailers, trucks (except pickup trucks), snowmobiles, golf carts,

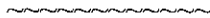
boats, boat trailers tractors, detached campers, camper shells, snow removal equipment and garden or maintenance equipment shall be kept in an enclosed structure at all times, except when in actual use; ...”
“Actual Use” refers to snow, garden and maintenance equipment, all the other listings in this ‘unsightliness’ section are to be garaged, except when preparing to relocate outside the confines of ER. Parking of the above mentioned items in driveways is permitted only during the brief equipping time (2 days maximum) prior to leaving ER and upon return. Parking on the roadway may result in ticketing by the Town of Eagle. Off-site storage facilities must be arranged for if any equipment cannot be enclosed within the Property structure.

The Board has adopted the following in response to the excessive number of Commercial Vehicles at some residences while recognizing the importance of those Property Owners engaged in commercial endeavors. The new Regulation is as follows: “Eagle Ranch Property Owner(s) or Occupant(s) may have only one “Commercial Vehicle” parked outside any residence. The commercial vehicle must be used off-site a minimum of forty hours per week. Commercial Vehicle is considered any car, truck, or van used in conducting business or if it has signage. Vehicles greater than 1 ton and/or related trailer will be permitted only for temporary repair, loading or unloading. A maximum of three (3) vehicles are allowed to be parked in the driveway on a regular basis. Construction site vehicles must be approved by the DRB.”

Finally, each Property was constructed with designated minimum setbacks, and the setback area is not to be infringed upon (e.g. for retaining walls, outbuildings, recreational equipment – illustrations of recreational equipment would be tents, trampolines, play sets – and fences). Additionally, all outdoor structures (e.g. tennis courts, outdoor swimming pools, outdoor hot tubs, Jacuzzis, trampolines) require approval by the DRB. It should be noted that the DRB has the power to grant a variance from time to time as it deems necessary or desirable.

Parking Information:

Vehicle parking on the roads and shoulders of ER is prohibited as determined by the Town of Eagle Zoning Regulations – Exceptions are the Neighborhoods and Commercial Zones of ER. The Town of Eagle can issue tickets for illegal parking on the roads and shoulders. Your Association has requested the Town of Eagle allow daytime parking for construction and service providers if the vehicles park on the same side of the road where the construction or the service is taking place, and, provided that the parked vehicles do not create unsafe conditions or restrict passage of other vehicles using the road. Day time and evening parking on the roads and shoulders for meetings and social events will normally be allowed by the Town of Eagle.



Note: These Regulations are envisioned to augment what is contained in the formation Documents of Eagle Ranch and to inform Eagle Ranch Owners of Town of Eagle regulations that impact our community.