

RULES AND REGULATIONS OF THE HAMLET AT CASTLE PINES NORTH HOMEOWNERS ASSOCIATION, INC.

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RULES AND REGULATIONS OF THE HAMLET AT CASTLE PINES NORTH HOMEOWNERS ASSOCIATION, INC.

I. INTRODUCTION

These Rules and Regulations of The Hamlet at Castle Pines North Homeowners Association, Inc. are adopted in a spirit of cooperation and to create and maintain an environment which is conducive to the protection of the unique and valuable character of the community. All residents should know and observe these Rules and ensure their guests and invitees also observe the rules. A copy of the Rules and Regulations may be obtained on our website at www.hamletcastlepines.com.

II. ADMINISTRATION AND ENFORCEMENT

These Rules will be administrated and enforced by the Board of Directors, which may delegate any right or duty it possesses under these Rules to any committee or administrative office as the Board in its discretion may deem appropriate. The omission or failure of the Association, the Board of Directors, or any Owner to enforce these provisions shall not constitute or be deemed a waiver, modification or release of these Rules and Regulations, and the Association and the Board shall have the right to enforce any of these provisions after any such omission or failure.

III. GENERAL RULES AND REGULATIONS

1. OWNER RESPONSIBILITY: Each Owner is responsible for ensuring that their family members, renters, and guests comply with these Rules and Regulations. Any damage to the areas maintained by the Association caused by an Owner, his/her family members, renters, or guests will be repaired at the expense of the Owner and collectible as an assessment. See Article 5, Section 5.23 of the Declaration.
2. OBNOXIOUS OR OFFENSIVE ACTIVITIES: No person will allow any noxious and offensive activity including unreasonably disruptive noises, to be conducted on the Owner's Lot, nor will any Owner allow activity of any kind upon the Owners Lot to become an unreasonable annoyance or nuisance to any other Owner or Resident. See Article 5, Section 5.12 of the Declaration.
3. INSURANCE: Each owner has the responsibility to maintain insurance on his/her lot and all improvements thereon. Each owner shall also be responsible for maintaining liability insurance for injuries that may occur on the lot. See Article 7, Section 7.1 of the Declaration.

4. LITTERING OR DUMPING: No person will allow any littering, dumping, dropping, or abandoning of any garbage, refuse, rubbish, or cuttings on any street, Common Area, or Lot, unless placed in an approved garbage receptacle. No garbage or trash receptacles may be stored in any visible manner. See Article 5, Section 5.18 of the Declaration.
5. WILDLIFE: No person will interfere with or disturb any wildlife within the Properties. Any wildlife considered to be a pest by causing property damage or endangerment will be controlled by the proper authority. See Article 51, Section 5.22 of the Declaration.
6. FLAGS AND SIGNS: Flags or signs may be placed on Lots only if the Flags and Signs Policy adopted on September 8, 2021, is followed. This policy is one of twelve policies included in The Hamlet HOA governing documents. Placement of any flags or signs must be approved by the Design Review Committee. No real estate for-sale signs are permitted in The Hamlet. See Article 5, Section 5.16 of the Declaration.
7. OUTSIDE STORAGE: No furniture, fixtures, appliances, or similar items that are not in use may be stored in any manner visible from any other Lot or Common Area. See Article 5, Section 5.15 of the Declaration.
8. PETS: Domestic animals such as dogs, house cats, and birds may be kept as pets. No animal or any structure associated with any animal may be kept in any location which is visible from any other Lot or Common Area except as allowed by the Design Review Committee. Horses, cattle, sheep, chickens, and other livestock are prohibited. See Article 5, Section 5.6 of the Declaration.
9. ANIMAL CONTROL: Any domestic pet not in a controlled area must be on a leash or similar restraint. Any animal creating a nuisance by continuous barking, causing damage to other's property, or otherwise disturbing other persons or other animals, must be controlled. Any domestic animal not under direct control of its owner or off its property may be removed by the County Animal Control. All animal waste or droppings must be immediately picked up and disposed of by the animal's owner. See Article 5, Section 5.6 of the Declaration.
10. ANTENNAE: Permitted antennae shall be installed in the least conspicuous location. See Article 5, Section 5.7 of the Declaration.

11. EXTERIOR LIGHT FIXTURES: Each Owner will maintain the light fixtures located on the front porch and garage. No light will be emitted from any lot which is unreasonably bright or causes an unreasonable glare. In areas where any lights will shine directly into another house the wattage will be limited to 40 watts, 450 lumens, and 4 to 5 LED lights. See Article 5, Section 5.12 of the Declaration.
12. GATE CODE: Gate codes are not to be given out to occasional visitors. If individuals abuse the privilege the Board may change the code and withhold the new code from those who abuse their privilege. See Article 5, Section 5.22 of the Declaration.
13. LAUNDRY: No owner will permit any laundry or other items to be dried or hung outside of any building, except when using retractable clotheslines. See Article 5, Section 5.15 of the Declaration.
14. SOLAR DEVICES: Solar devices may be placed on Lots only if the Solar Devices Policy adopted on September 8, 2021, is followed. This policy is one of twelve policies included in The Hamlet HOA governing documents. The Design Review Committee must approve placement of any solar devices.
15. XERISCAPING: Landscaping of Lots using xeriscaping is permitted only if the Xeriscaping Policy adopted on September 8, 2021, is followed. This policy is one of twelve policies included in The Hamlet HOA governing documents. Any xeriscaping must be approved by the Design Review Committee.

IV. VEHICULAR RULES AND REGULATIONS

1. AUTOMOBILE REPAIR: No major vehicular repair or similar work may be performed in any area visible from any Lot or Common Area, except in emergency situations. In an emergency, the Owner must remove the vehicle to a permitted area as soon as possible. This restriction does not apply to washing, polishing or minor repairs. See Article 5, Section 5.10(f) of the Declaration.
2. RECREATIONAL VEHICLES: Any camper, snowmobile, camper trailer, boat trailer, boat, utility trailer, motor-driven cycle, or motorized recreational vehicle, may only be parked, or stored in the community within an enclosed garage. Any and all oversized vehicles, defined as too large to be parked in a homeowner's enclosed garage, are prohibited from parking on any drive. See Article 5, Section 5.10(c) of the Declaration.

3. ABANDONED UNLICENSED AND INOPERABLE VEHICLES: No abandoned, unlicensed, or inoperable automobiles or vehicles of any kind will be stored or parked on the Lots. A vehicle will be considered abandoned, inoperable if it has not been driven under its own propulsion for a period of ten consecutive days or longer. An exception to this rule exists if the vehicle has not been moved due to vacation or an illness.

If after 72 hours notice the owner of the abandoned or inoperable vehicle fails to comply, the Association has the right to remove such vehicle from the community at the owner's expense. See Article 5, Section 5.10(d) of the Declaration.

4. GARAGE DOORS: All garage doors should be kept closed at all times except during periodic maintenance or repair of the door or garage area, or while cleaning or working in the yard. See Article 5, Section 5.22 of the Declaration.

5. PARKING: No vehicle will be parked in such a way as to impede or prevent access to any entrance or exit from a residence. Vehicles will be parked within designated parking areas only. Common Area parking spaces are not to be used by residents for additional parking spaces for personal vehicles. No resident or overnight guest will park on any roadway. No vehicle may block emergency access or ingress and egress from/to driveways. See Article 5, Section 5.10(e) of the Declaration.

6. OFF ROAD VEHICLES: The use of any such vehicle, including trail bikes, snowmobiles, and similar recreational vehicles, is absolutely prohibited in The Hamlet. See Article 5, Section 5.22 of the Declaration.

7. BICYCLES: Bicycles may be ridden only on established roadways and bike paths. See Article 5, Section 5.22 of the Declaration.

8. SPEED LIMITS AND UNSAFE ROAD OPERATIONS: The speed limit in The Hamlet has been imposed by Douglas County and is 15 Miles Per Hour. Speed must be decreased below 15 MPH during snowy and icy conditions, especially when approaching the gates. See Article 5, Section 5.22 of the Declaration.

V. MAINTENANCE RULES AND REGULATIONS

1. MAINTENANCE OF IMPROVEMENTS: Each Owner will keep and maintain all improvements upon the Owner's Lot, including concrete driveways and walkways, Cedar siding, stone facia on the structure's garage elevation, chimneys, and deck columns, in good repair and clean condition. The owner will make all necessary or appropriate repairs and/or replacements as expeditiously as possible.

a) When replacement is required, driveways and walkways shall be replaced with non-colored, non-stamped concrete, stone facia shall be replaced with stone facia of like color and texture, and replacement siding shall be cedar wood. See, Article 5, Section 5.5(b) of the Declaration.

b) The original garage door fabrication style shall be maintained. Each door panel shall be fabricated flush, windowless, and plain, with a simulated wood grain. Fabrication material can be either wood fiber or metal. Doors will maintain their original functionality; e.g, when opened, articulated panels raise overhead and disappear inside the garage envelope, providing garage access. The garage door(s) may be painted either body or trim color, with DRC approval. See, Article 5, Section 5.5(b) of the Declaration.

2. MAINTENANCE OF LANDSCAPING: Each Owner will maintain the landscaping upon the Owner's Lot in a good and clean condition. Each Owner will diligently maintain, cultivate, husband, protect, and preserve all shrubs and trees upon the Owner's Lot, including installation any needed erosion control measures which may arise. See Article 5, Section 5.5(c) of the Declaration.

3. REMOVAL OF TREES AND VEGETATION: Any removal not involving active/passive sides of the home is the responsibility of the homeowner. If the removal does involve active/passive sides:

a) The preferred action is for the respective homeowners to work it out between themselves. No Board or committee involvement required.

b) If no mutual agreement can be achieved, the active side homeowner bears the burden of paying for and having the removal work done.

c) In cases where the active/passive sides are not clearly recognized, they will be resolved with committee involvement on a case-by-case basis.

VI. YARD AND SPRINKLER MAINTENANCE POLICY

1. YARD MAINTENANCE:

a) The Association will contract for mowing and trimming the grass area of each Lot, including the front, side, and back yards. The Association may also provide some pruning or minor maintenance service to trees and shrubs on private Lots in conjunction with similar maintenance on Common Area trees and shrubs. See Article 5, Section 5.5(a)(1) of the Declaration.

b) The lawn maintenance will also include fertilizer as appropriate during the growing season. See Article 5, Section 5.5(a)(1) of the Declaration.

c) No lawn maintenance will be provided during the winter. See Article 5, Section 5.5 (a)(1) of the Declaration.

d) The individual Lot Owners will be responsible for the replacement or major maintenance on their own Lot landscaping, including trees, shrubs, beds, grasses, and other landscaping. See Article 5, Section 5.5(b) and 5.22 of the Declaration.

2. SPRINKLER MAINTENANCE:

a) The Association will contract for minor sprinkler system maintenance in conjunction with the landscape maintenance contract. See Article 5, Section 5.5(a)(1) and 5.22 of the Declaration.

b) Minor sprinkler maintenance is defined as repair or replacement of sprinkler heads damaged by the Maintenance Contractor, adjustment of spray patterns on existing sprinkler heads at Spring turn-on, turning the system on and off in the Spring and Fall, and winterizing the sprinkler system in the Fall. The landscape maintenance contractor will recommend and replace sprinkler parts, e.g., broken, or damaged sprinkler heads, during the Spring sprinkler turn-on at the consent and expense of the Owner. See Article 5, Section 5.5(a)(1) and 5.22 of the Declaration.

c) Major sprinkler maintenance and repair will be the responsibility of the individual Owners. See Article 5, Section 5.22 of the Declaration.

d) Major maintenance and repair includes such things as any repair to the piping system, including the indoor supply lines and valves, outside standpipes and vacuum breakers, underground PVC mainline supply piping valve replacement, and clock repairs and replacements. See Article 5, Section 5.5(c) and 5.22 of the Declaration.

e) The Association may establish a procedure for homeowners to obtain sprinkler services through the Association by the same contractor who provides the Common Area maintenance, but all bills for such service will be the responsibility of the individual homeowner. No major work will be billed to the Association. See Article 5, Section 5.5(c) and 5.22 of the Declaration.

3. SNOW REMOVAL:

a) The Association will contract for snow removal from the streets and driveways to be performed when there is more than four inches of snow on the ground. Additional snow removal may be conducted in unusual weather conditions. See Article 5, Section 5.5(a)(2) of the Declaration.

VII. DESIGN REVIEW

In General: The Design Review Committee is appointed by the Board of Directors pursuant to the Association's governing documents. Its general purpose is to ensure that all developments and exterior improvements in The Hamlet comply with the requirements of the various covenants and guidelines regarding improvements and landscaping that apply to The Hamlet. See Article 6, Section 6.3 of the Declaration.

1. PRIOR APPROVAL AND INSPECTION REQUIRED: Approval of the Design Review Committee must be obtained before any changes are made to the exterior of any building or any major changes are made to the landscaping of any Lot, including the removal of native vegetation such as scrub oak landscaping, tree trimming, and tree removal. Upon completion, or at any time during the installation/construction process, the Board of Directors OR DRC may inspect the work to ensure it complies with the approved plans. Any improvements that do not comply with the approved plans must be removed at the owner's sole cost and expense. See Article 6, Section 6.1 of the Declaration.

2. ENFORCEMENT: The Design Review Committee may inspect any improvements to determine if they are proceeding in compliance with the approved plans. If the Committee determines that any improvement is not proceeding in accordance with the approved plans, it may require corrective action to be taken by the owner, or the committee may refer the matter to the Board of Directors for further enforcement action. Enforcement of violations will be addressed in accordance with the Association's Enforcement Policy and Declaration. See Article 6, Section 6.2 and 6.13 of the Declaration.

3. EXAMPLES OF IMPROVEMENTS: The following are examples of improvements requiring prior approval of the Design Review Committee: buildings, fences, roof, exterior walls, exterior lighting, flagpole, hot tubs, swimming pools, awnings, air conditioners, solar panels or systems, basketball backboards, playground equipment, landscaping, tree trimming, tree removal and dog houses or runs. This list is not inclusive but is simply illustrative. See Article 6, Section 6.5 of the Declaration.

4. EXTERIOR COLORS: Unless prior approval is given by the Design Review Committee, exterior colors shall match those listed in the Hamlet Color Pallet. The Design Review Committee must be consulted prior to repainting. See Article 6, Section 6.5 of the Declaration.

a) See Hamlet Color Pallet on the Hamlet Website: <https://hamletcastlepines.com>

b) Body Color: The approved body color shall apply to all siding, all vertical corner boards on the main body and dormers, all downspouts attached to vertical corner boards and all overhead surfaces including any porch and entry ceiling. Downspouts attached to stone siding shall be painted the color which best correlates with the stone color as approved by the Design Review Committee and as set forth in the Hamlet Color Pallet. Exterior radon gas exhaust piping must be painted the same color as the house body color.

c) Trim Color: The approved trim color shall apply to all fascias, all gutters, all window and door trim (surrounds), all gable vents-frames and louvers, porch and deck balustrade (rails and spindles) and post caps, ground level belt courses (horizontal trim), porch base and supporting lintels, porch support posts, window surrounds, flower boxes below windows, corbels below flower boxes and bays and elsewhere, all stairs, garage door surround trim. Garage doors may be painted either body or trim color as approved by the Design Review Committee.

d) Entry Doors: Homeowners may paint an entry door the same as the trim color or another color based on prior approval of the Design Review Committee.

e) Approved Colors: The colors must be consistent with colors indicated in the Hamlet Color Pallet, found on the Hamlet Website: <https://hamletcastlepines.com>

5. FENCES: All property lines will be kept open. No fences or planting simulating fencing or having the effect of closing any property will be permitted except as approved by the Design Review Committee. See Article 6, Section 6.5 of Declarations.

6. GARDENS: All gardens other than those devoted solely to flowering plants or similar decorative foliage will be screened so as not to be visible from any other Lot or the Common Area, except as permitted by the Design Review Committee. Any Owner who intends to construct, plant, or cultivate any garden of a significant size which would or could be visible from any other Lot or Common Area must submit a description of the garden in reasonable detail to the Design Review Committee for approval prior to beginning any such garden. See Article 6, Section 6.5 of the Declaration.

7. LOT DEFINITIONS: The Design Review Committee has responsibility for site reviews on lots to establish the areas of responsibility for the active side of each residence, particularly where the active side does not coincide with the passive side of the adjoining Lots. Any disputes as to the nature and extent of any site may be presented to the Committee for resolution. See attached Exhibit A for a diagram of typical active and passive side layouts. See Article 1, Section 1.1(u) of the Declaration.

8. ROOFING MATERIAL: As replacement of a cedar shake roof becomes necessary, asphalt composite shingles shall be used for replacement. Samples of asphalt composite shingles the Owner proposes to use must be submitted to the Design Review Committee for approval and written approval of the material must be received prior to any re-roofing construction. The asphalt composite shingles to be used must be of a color approved by the Design Review Committee, and must meet the following minimum requirements: 1) life expectancy of 40 years; 2) Class A fire resistance rating; 3) wind resistance of 110 MPH; and 4) IJL2218 Class 4 Hail Impact resistance rating. The Design Review Committee shall provide such additional specifications and guidelines as it determines may be useful in assisting Owners in preparing and submitting samples for its approval and may have samples of approved material available. See Article 6, Section 6.5 of the Declaration.

9. DECK FLOORING and RAIL SYSTEM (Rails, Posts and Balusters) OPTIONS: Approval by the Design Review Committee is required before any changes may be made to the exterior of a home including the deck and railing system. Initial approval is granted via submission of the DRC application document. Approval will be based upon, but not limited to, conformity and harmony of the exterior appearance with neighboring structures, preservation of aesthetic beauty and conformity with the specifications and purposes generally set out in this document.

A second, on site, visual inspection and approval of materials is required prior to commencement of construction.

Deck, baluster, and railing systems allowed choices include:

a. All cedar or redwood flooring, square balusters, and rail systems. All wood, including the 12” fascia board, must be painted the house trim color.

b. Composite flooring with cedar or redwood square balusters and rail system. The composite color (not white) must complement the house’s primary color, siding color, exterior stone color, window frames, and door frames for overall aesthetic appearance.

The rail system, consisting of all rails, square balusters, and posts and 12” fascia board must be painted the house trim color.

c. Composite flooring and composite posts with square metal balusters and rails with composite top rail. All composite material (flooring, posts, and top rail) must be one color only (not white) and this color must complement the house primary color, siding color, exterior stone color, window frames, and door frames for overall aesthetic appearance.

The square metal balusters and rails must be black or bronze (all the same color) and made of iron or aluminum. The 12” fascia board must be painted the house trim color.

d. Composite flooring with metal post, square metal balusters and rails with composite top rail. All composite material (flooring and top rail) must be one color only (not white) and this color must complement the house’s primary color, siding color, exterior stone color, window frames, and door frames for overall aesthetic appearance.

The square metal posts, square metal balusters and rails must be black or bronze (all the same color) and made of iron or aluminum. The 12” fascia board must be painted the house trim color.

Additional requirements include but are not limited to:

- No round, horizontal, diagonal or cable balusters
- No plexiglass panels
- No ornamental designed rail system (balusters, rails, and posts)
- The rail system must have clean straight lines, horizontal straight rails and square vertical posts and balusters
- Metal or composite posts must be at least 3” square
- Metal square balusters must be at least 1/2” square
- Cedar or redwood balusters must be no less than 1” square,
- Fascia board wraps around the entire deck and must be painted the house trim color.

10. PRE-SALE DRC EXTERIOR INSPECTION: Hamlet Pre-Sale Exterior Inspection of Covenants Violations. (Attached as Exhibit B, is the Pre-Sale Inspection Form)

In the event a Hamlet homeowner lists their home for sale, the Hamlet DRC conducts a Pre-Sale Exterior Inspection of Covenants Violations on the property. This Pre-Sale inspection is a Hamlet HOA requirement from the title company and the attached form will be presented at closing, only if there are covenant violations.

The DRC inspects three exterior potential violation areas: 1) Landscaping, trees, hardscape, and native vegetation; 2) Painting; 3) All other exterior constructions such as, but not limited to, roof, deck, awning, windows, doors, antenna, and satellite dishes.

If the DRC finds no violations, no form needs to be completed. The Hamlet HOA DRC will simply inform the homeowner/seller and title company “there are no covenant violations.”

If the DRC finds violations, the DRC will complete the form, sign it, provide a copy to the seller, obtain the seller’s signature, have the seller obtain the realtor’s signature and eventually the buyer’s signature. The seller will be responsible for fixing or repairing covenant violation(s) before closing. If not, the buyer must agree to fix/repair 30 days after closing weather permitting.

If the seller chooses not to fix/repair prior to closing, the Hamlet HOA will send the form to the title company as soon as it has been completed to give as much lead time as possible to all parties. Also, the Hamlet HOA will include the form as a part of the formal set of “status documents” that are required by the title company for the closing.

The preferred action is the seller/homeowner fix/repair before sale/closing.

11. RADON EQUIPMENT PLACEMENT OPTIONS AND PAINTING:

- a. Place vacuum pump in basement, then vent them out of roof.
- b. Place vacuum pump in basement, then vent to exterior side wall in the least conspicuous location possible. Paint exhaust pipe to match the house siding color.
- c. Place vacuum pump and vent pipe on an outside wall, in the least conspicuous location available. Paint vacuum pump and exhaust pipe to match the house siding color.

EXHIBIT A

EXHIBIT C

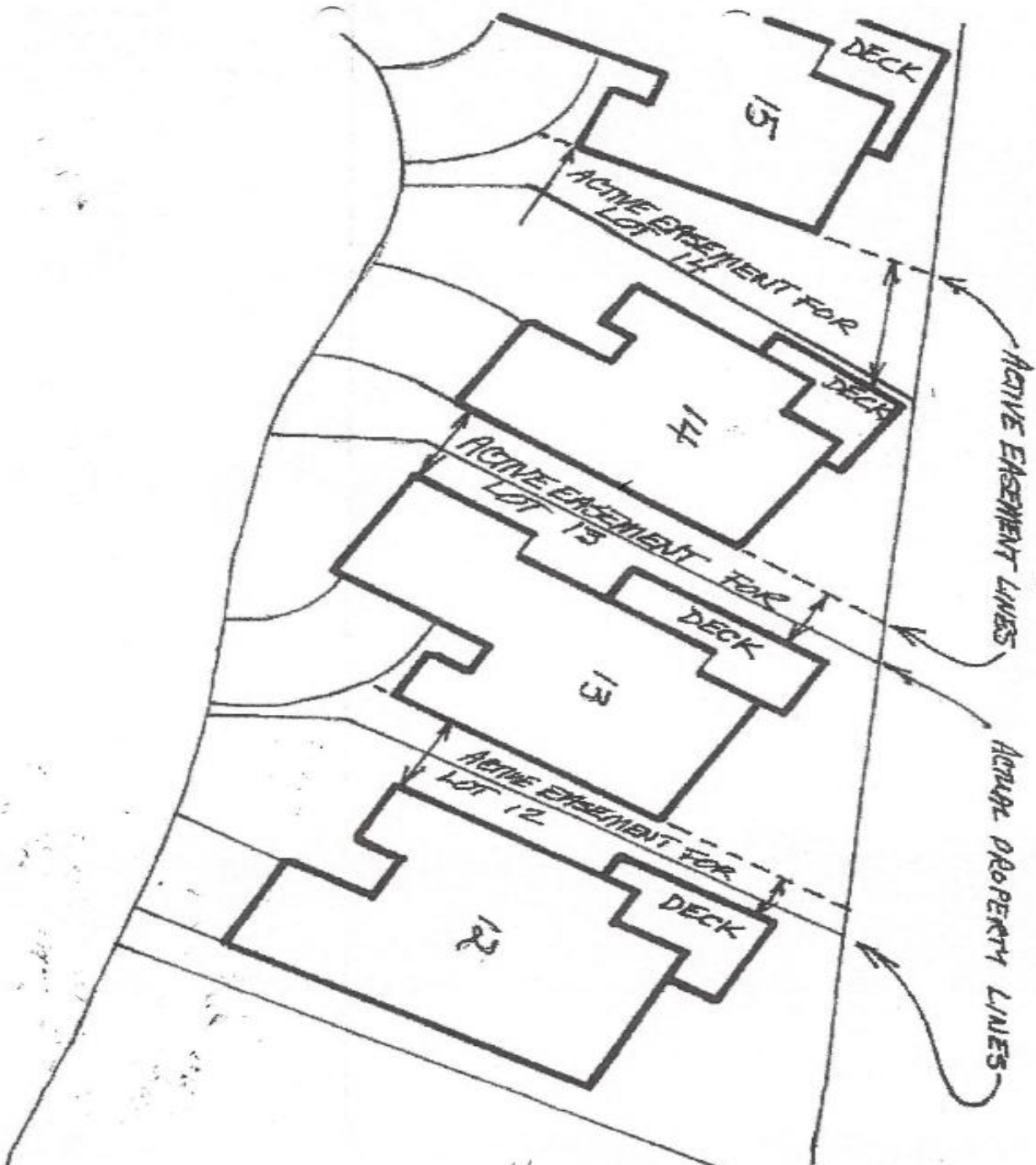


EXHIBIT B

The Hamlet at Castle Pines North Homeowners Association, Inc.(HOA) Design Review Committee (DRC)

Pre-sale Inspection Checklist of Covenant Violation(s)

Homeowners Name(s): _____ Listing Date: _____
Address: _____ Phone: _____
Listing Agent(s) name/contact: _____
Hamlet HOA DRC name/contact: _____

Yes [☐] No [☐] **Landscaping Violation(s):** Overgrowth, Impeding roof lines, Encroachment of property lines and Fire mitigation concerns. Action required may be for, but is not limited to, trimming and/or removal of trees and all other landscape.

If **Yes**, please describe violation(s):

Yes [☐] No [☐] **Painting Violation(s):** Poor condition (breakdown) or discoloration of exterior home cedar siding, trim and caulking.

If **Yes**, please describe violation(s):

Yes [☐] No [☐] **ALL Other Exterior Construction Violation(s):** Such as, but not limited to unsafe deck construction, broken patio awnings, broken windows or doors, old satellite dish or antenna removal.

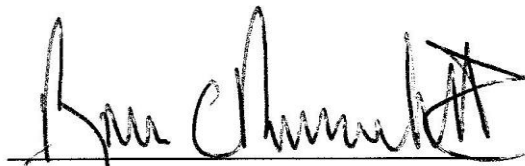
If **Yes**, please describe violation(s):

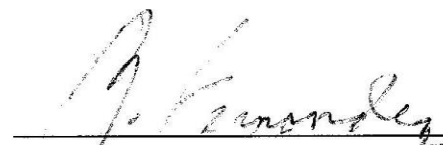
Resolution: All covenant violation noted above must be completed **prior to closing (seller) or no later than 30 days after closing (buyer)**. Please refer to Hamlet Declarations and Covenants, Article 6 Architectural Review, section 6.2 Acknowledgement of Owners.

Acknowledgements and Signatures:

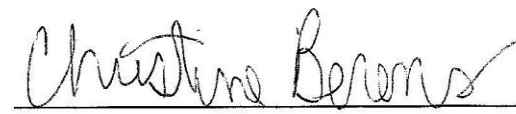
Hamlet HOA DRC: _____	Date: _____
Seller(s): _____	Date: _____
Listing agent(s): _____	Date: _____
Buyer(s): _____	Date: _____

IN WITNESS WHEREOF, the undersigned Directors executed this document on this nineteenth day of March 2024, to evidence the modification of these Rules and Regulations on behalf of the Association.


Bruce Kramlich II - President


Manny Fernandez-Quevedo – Vice President


Medina Jarman - Treasurer


Christine Berens - Secretary


Louis Moore II - Director