

Rules and Regulations for Renters at Meadow Lakes Mountain Estates

July 14, 2006

Welcome to Meadow Lakes Mountain Estates! As a renter, we expect you to comply with these rental rules and regulations. In this way, you will help us preserve our views and natural settings, our privacy and peaceful seclusion, our property and our safety on the edge of a National Forest. Thank you, and please enjoy your time here
These rules and regulations supplement the Amended Declaration of Restrictive and Protective Covenants of Meadow Lakes Mountain Estates.

Occupancy:

1. Only by a single family and for private use.
2. A recreational vehicle may not be used as a residence.
3. Recreational vehicles, boats, large equipment, and trailers are subject to parking and screening recommendations of the Building Committee.

Activities:

1. No noxious or offensive activity, nor private or public nuisance is permitted.

Animals:

1. Only domestic dogs, cats, and other household pets are allowed. No horses
2. Pets must be under control at all times.
3. Do not leave pet food outside.
4. Bird feeders can be a problem when bears are present. Use caution; bring feeders in at night.

Trash/garbage:

- 1.. Keep inside the house/garage until taken to the Association trash dumpster.
2. Dumpster chains need to be replaced after use. This keeps bears out and keeps the wind from scattering trash.
3. Cardboard boxes need to be broken down (flattened) and preferably taken to a recycle trailer in town.
4. Items not permitted in the dumpster can be taken to the Chaffee County Land Fill for special handling. These are: Paint, Batteries, Tires, Concrete, and any Hazardous Materials.
5. Recycling facilities are available in town and their use is strongly encouraged.

Fire Control:

1. Fireworks are not permitted at any time.
2. Outdoor cook-out fires are permitted only when no fire danger has been declared by county authorities and are permitted only in existing, permanent constructed & approved fire-pits. A sign near the dumpster displays current fire restrictions.
3. Ashes must not be thrown or dumped on any land within Meadow Lakes Mountain Estates or in the adjoining National Forest. When ashes are completely cold, thoroughly doused with water, and dried, they can be put in the Association trash dumpster.

Traffic Control:

1. Only licensed drivers, all vehicles.
2. Speed limit on all roads, by any vehicle, must not exceed 20 MPH.
3. ATV's are restricted to roads and must be operated by licensed drivers 16 or older with proof of liability insurance. They are to be used only for trips to and from the National Forest, the lakes for fishing, or visiting a neighbor. Sightseeing or joyriding on ATVs within the subdivision is

prohibited.

Recreation:

Fishing:

1. Limited to property owners, their house-guests, and renters.
2. Artificial flies or lures only.
3. Daily limits may be established.

Forest Access:

1. Only through the three locked gates. No trespassing through adjoining private properties.
2. Keys are available through the home owner.
3. Leave gates as you found them; locked if locked, open if open, after each entry/exit.
4. Trail access to the National Forest sometimes crosses private property. Please stay on the trail while crossing private property and comply with all "no trespassing" signs. If in doubt about private property, please ask.

Firearms:

1. No discharge of any type of firearm on any property or in the adjoining national forest.

Violation of any rule or regulation can invoke termination of rental agreement at the discretion of the Association Board.

These Rules and Regulations were adopted by the Board of Directors on July 14, 2006

These Rules and Regulations were revised on _____