

CRYSTAL BLUFFS LOOP

RULES AND REGULATIONS

Pursuant to the Declaration of Covenants, Conditions, Easements, and Restrictions for CRYSTAL BLUFFS LOOP ASSOCIATION (“Declaration”), the Board of Directors (“Board”) of the CRYSTAL BLUFFS LOOP HOMEOWNERS’ ASSOCIATION. (“Association”) has adopted the following Rules and Regulations (“Rules”) to govern the use and enjoyment of the lots and units located in the Project. The Rules refer and apply to all Lots, Common Elements (all of the property except for the lots, all of which shall be owned by the association) and Limited Common Elements (A portion of the Common Elements allocated for the exclusive use of the owners of one or more but not all of the lots), in the Project.

Unless otherwise specified, capitalized terms used in these Rules shall have the same meanings in these Rules as such terms have in the Declaration. The Board desires to ensure the highest possible standards of living experience within the Project. To accomplish this, the Board requests the cooperation of all persons residing in or visiting the Project in the observance of the following:

1. Any common sidewalks, walkways, driveways, entrances, and passageways shall not be obstructed by any Owner for any other purpose than ingress to and egress from the Lots.
2. Common Areas shall be owned by the Association as herein provided and shall remain undivided, and no Owner or other Person shall bring any action for partition or division of the Common Areas. Similarly, no action shall be brought for the subdivision or physical partition of a Townhome Lot or the improvements thereon between or among the Owners thereof.
 - Any costs associated with repairs to areas maintained by the HOA that were damaged by an owner, will be billed to the owner.
 - The Association assumes no liability for nor shall be liable for any loss or damage to articles left or stored in any common or other storage area.
3. No vehicle belonging to or under the control of an Owner or member of the family or a guest, tenant, lessee, their guests or families, employee, tradesperson, or worker of any type of an Owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from a building or another Lot. Vehicles shall be parked within designated parking areas with one vehicle per designated parking space. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed. All parking areas in the subdivision must be maintained and kept clean of all oil spills and any other substance that may create stains. Additional parking restrictions may be contained within the Declaration.
 - Each unit has a 2-car garage and enough parking in front of the garage for 2 cars. There is additional parking around the Island. Signs are posted.
 - Boats, Trailers, RVRs, buses, campers, motorcycles, snowmobiles, golf carts, are allowed for loading and unloading purposes only during daylight hours.

4. No additions, alterations, changes, or improvements shall be constructed, made, done, or permitted to any exterior portion of any Lot or Townhome by any Owner, Occupant, or employee or agent thereof, without the prior written approval of the Board of Directors. RVR Master Association approval may also be needed depending on the type of project. It is illegal to tamper with Golf Course property and could be subject to fines by the Golf Course Manager, Town of Carbondale or other entities. No fencing is allowed with the exception of invisible fencing and fencing already installed by RVR. Deer fencing is put up by CBL during winter/spring months. Owners may not store unused flowerpots, buckets, garden tools, broken yard art and the like, in common areas, attached to siding or in open view of the association with the exception of a garden hose on a holder or items approved by the CBL HOA.
5. Personal containers for trash must be kept in Units or Unit garages. In no event shall a trash container remain outside overnight. Any large trash items such as furniture or other large items must be disposed of by Owner's arrangement with a trash service directly and shall not be left outside. Trash and large items may not be left in common areas.
6. Owners may have no more than (2) domestic household pets (e.g. dogs, cats, small birds kept in cages and similar small pets). If applicable, pets must be licensed and registered. Pets must always be on a leash or otherwise contained outside of the home. Owners must clean up droppings on all common areas immediately. Full description of rules regarding pets are as identified in the Declaration.
7. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb owners, tenants or occupants or other Unit. No noxious or offensive activity shall be carried on upon any part of the project nor shall anything be done or placed on or in part of the project which is or may become a nuisance or cause embarrassment, disturbance, or annoyance to others. No sound shall be emitted on any part of the Project which is unreasonably loud or annoying which includes all mechanical equipment. No odor shall be emitted on any part of the Project which is noxious or offensive to others. No light shall be emitted from any part of the Project which is unreasonably bright or causes unreasonable glare.
8. No unsightliness shall be permitted on or in any part of the Project. Without limiting the generality of the foregoing, nothing shall be kept or stored on or in any of the Common Elements, nothing shall be hung or placed on any of the Common Elements including outdoor lights, and nothing shall be placed on or in windows or doors of units which would or might create an unsightly appearance
9. Two signs per unit are permitted, regardless of content. This includes "For Sale" or "For Rent", Association provided job-site address sign, "Open House" or "No Trespassing" signs permitted pursuant to the Design Guidelines as well as any political sign. The maximum dimensions are a sign of twenty-four (24") by thirty-six (36") above grade. Signs may only be placed on the ground on a lot or in a window of the residence on a lot and shall not be located on any other structure,

fence, landscape feature, post, pole or other improvement. Signs bearing commercial messages are prohibited. Signs shall not be illuminated.

10. One flag per lot is permitted, regardless of the content. Flags shall not exceed three (3') feet by five (5') feet. No flag poles may be affixed to any exterior structure, nor may any flagpoles be dug into the ground.
11. Installation of xeriscape, nonvegetative grass or any drought resistant landscaping must be approved by the Board of Directors.
12. Homeowners must get approval from the Board of Directors for the installation of any solar panels or other renewable energy generation devices. Any maintenance associated with renewable energy devices added to a unit are the sole responsibility of the unit owner. Further, any damage to any structure associated with the addition of renewable energy devices will be the responsibility of the owner.
13. The Board of Directors reserves the power to establish, make and enforce compliance with such additional rules and regulations as may be necessary for the operation, use and occupancy of the Crystal Bluffs Loop Association with the right to amend the same from time to time.