

WILLIAMSBURG II

A COVENANT PROTECTED NEIGHBORHOOD

WILLIAMSBURG II RULES

ADOPTED FEBRUARY 12, 2003

There are three tools that community associations can use to maintain, preserve, protect, and enhance property values and assets of the community – covenants, rules, and architectural standards.

The Williamsburg II Architectural Control Committee (ACC) has the fiduciary responsibility to enforce the Covenants, Conditions, and Restrictions (CC&Rs). The ACC also has the responsibility to take action to keep the CC&Rs from becoming obsolete due to changes in community association law and practice or by changes in governmental regulations.

The Architectural Control Committee retained the Law Firm of Orten & Hindman to review our Covenants, Conditions, and Restrictions. Orten & Hindman recommended that the ACC should adopt rules to update or clarify certain parts of the CC&Rs. Under the authority of the Colorado Common Interest Ownership Act, and the authority of Article II, Section 1, Paragraph 3 of the Meadows / Williamsburg II Covenants, Conditions, and Restrictions, the ACC has adopted the following rules.

The only purpose of the rules is to update and clarify the existing CC&Rs. The rules do not initiate any new covenants or conditions and do not place any new restrictions on the use of the properties in Williamsburg II.

These rules supersede any previously adopted rules.

Rule Number III-8-A

The purpose of this rule is to clarify the intent of Williamsburg II COVENANTS, CONDITIONS, AND RESTRICTIONS Article III, Section 8 – Building Exterior.

- 1). All the provisions of Article III, Section 8 – Building Exteriors, remain in force.
- 2). The exterior portions of all buildings shall be maintained so that all exposed surfaces shall have a uniform appearance. No surfaces shall have peeling, flaking, or faded paint where the underlying surface or previous paint color can be seen.

This rule was adopted by majority vote of the Architectural Control Committee, according to procedures outlined in the Williamsburg II COVENANTS, CONDITIONS, AND RESTRICTIONS Article II, Section 1 – Membership, on February 12, 2003.

Rule Number III-9-A

The purpose of this rule is to clarify the intent of Williamsburg II COVENANTS, CONDITIONS, AND RESTRICTIONS Article III, Section 9 – Air Conditioning Units, Television, or Communication Antennas.

- 1). The words “Air Conditioning Unit” and “Evaporative Cooler” include central air conditioning units, window air conditioning units, evaporative coolers, swamp coolers, and any other type of air-cooling or air conditioning unit, whether permanently or temporarily installed.

- 2). No air conditioning unit or evaporative cooler, as defined by this rule, shall be placed in any window in the front of a building, or through the wall in the front of a building, whether permanently or temporarily installed.
- 3). No air conditioning unit or evaporative cooler, as defined by this rule, shall be placed in any window in the side of a building, or through the wall in the side of a building, whether permanently or temporarily installed, unless plans have been submitted to the Architectural Control Committee and approved in writing by the Architectural Control Committee.
- 4). The words “other objects” in Williamsburg II COVENANTS, CONDITIONS, AND RESTRICTIONS, Article III, Section 9 are not intended to include flags, flag poles, or satellite dishes.

This rule was adopted by majority vote of the Architectural Control Committee, according to procedures outlined in the Williamsburg II COVENANTS, CONDITIONS, AND RESTRICTIONS Article II, Section 1 – Membership, on February 12, 2003.

Rule Number III-10-A

The purpose of this rule is to clarify the intent of Williamsburg II COVENANTS, CONDITIONS, AND RESTRICTIONS Article III, Section 10 – Parking and Storage.

- 1). All the provisions of Article III, Section 10 – Parking and Storage, remain in force.
- 2). The term “three calendar days” shall be defined as a 72 hour period, commencing at the time a vehicle is first parked, and concluding 72 hours afterwards, whether or not the vehicle was moved and re-parked during such time. For example, a vehicle which is first parked at 8:00 a.m. on a Friday, will be parked for three calendar days, as contemplated in this rule, at 8:00 a.m. on the Monday immediately following, whether or not during this time, the vehicle has been moved. Accordingly, moving and/or re-parking the vehicle in question, will not restart the three calendar days once the vehicle is first parked.
- 3). No vehicle, as defined by the Declaration, may be parked in front of or beside a residence or garage or in any other street or off-street location, for more than three calendar days, as defined by this rule.
- 4). If a vehicle, as defined by the covenants, is parked in front of, or beside a residence or garage, or in any other street or off-street location, for more than three calendar days, as defined by this rule, during a period of seven consecutive days, it meets the definition of indefinite periods of time.
- 5). A vehicle stored for indefinite periods of time, as defined by this rule, must be concealed from view by a six foot high privacy fence surrounding the rear yard area, or parked wholly within the garage.

This rule was adopted by majority vote of the Architectural Control Committee, according to procedures outlined in the Williamsburg II COVENANTS, CONDITIONS, AND RESTRICTIONS Article II, Section 1 – Membership, on February 12, 2003.

Rule Number III-11-A

The purpose of this rule is to clarify the intent of Williamsburg II COVENANTS, CONDITIONS, AND RESTRICTIONS Article III, Section 11 – Clearing of Trees and Grading.

- 1). All the provisions of Article III, Section 11 – Clearing of Trees and Grading, remain in force.
- 2). A deciduous tree or bush is considered to be dead if during the growing season it has not leafed out over at least 10 percent of the tree or bush. An evergreen tree or bush is considered to be dead if during the growing season it is brown over 90 percent of the tree or bush or 90 percent of the growth candles are dead. Dead trees, dead bushes, noxious weeds, and grass or weeds going to seed, are considered to be materials that may render a lot “unsightly,” or be a “fire hazard,” and (or) be a “safety hazard,” and shall be removed by the homeowner or his agent.

This rule was adopted by majority vote of the Architectural Control Committee, according to procedures outlined in the Williamsburg II COVENANTS, CONDITIONS, AND RESTRICTIONS Article II, Section 1 – Membership, on February 12, 2003.

Rule Number III-11-B

The purpose of this rule is to clarify the intent of Williamsburg II COVENANTS, CONDITIONS, AND RESTRICTIONS Article III, Section 11 – Clearing of Trees and Grading.

- 1). All the provisions of Article III, Section 11 – Clearing of Trees and Grading, remain in force.
- 2). Whole or split logs to be burned in a fireplace or wood stove must be of a length that will fit in the residence’s fireplace or wood stove, and must be stacked in order to be considered firewood.
- 3). Wood other than whole or split logs is not considered to be firewood.
- 4). Wood other than whole or split logs must be stored behind a six (6) ft. high privacy fence.
- 5). Firewood may not be stacked or otherwise stored in front of the house or garage, but may be stacked neatly on the side or rear of the house or garage.

This rule was adopted by majority vote of the Architectural Control Committee, according to procedures outlined in the Williamsburg II COVENANTS, CONDITIONS, AND RESTRICTIONS Article II, Section 1 – Membership, on February 12, 2003.

Rule Number III-17-A

The purpose of this rule is to clarify the intent of Williamsburg II COVENANTS, CONDITIONS, AND RESTRICTIONS Article III, Section 17 – Walls and Fences.

- 1). All the provisions of Article III, Section 17 – Walls and fences, remain in force.
- 2). Construction of a new fence or wall, or replacement of an existing fence or wall requires plans to be submitted to and approved in writing by the Architectural Control Committee.
- 3). Chain link material will not be approved as fence or gate material.

This rule was adopted by majority vote of the Architectural Control Committee, according to procedures outlined in the Williamsburg II COVENANTS, CONDITIONS, AND RESTRICTIONS Article II, Section 1 – Membership, on February 12, 2003.

Rule Number V-1-A

The purpose of this rule is to clarify the intent of Williamsburg II COVENANTS, CONDITIONS, AND RESTRICTIONS Article V, Section 1 – Enforcement.

- 1). All the provisions of Article V, Section 1 – Enforcement, remain in force.
- 2). The Williamsburg II HOA Board reserves the right to recover court costs, legal costs, and any other costs to the HOA incurred as a result of enforcing any provision of the Declaration, Articles, Bylaws, or Rules and Regulations.

This rule was adopted by majority vote of the Architectural Control Committee, according to procedures outlined in the Williamsburg II COVENANTS, CONDITIONS, AND RESTRICTIONS Article II, Section 1 – Membership, on February 12, 2003.