

Somerset Rules and Regulations
Effective October 24, 2018

These Rules and Regulations ("Rules" are subject to and issued under the authority of the governing documents of the Somerset Homeowners Association: the Amended and Restated Declaration for Somerset ("Declaration"). These Rules are intended to assist with the interpretation of the Declaration, maintain the harmony of the community and to provide for the operation of the Association, the use and enjoyment of Lots and Common Areas, and regulation and management of the community. These Rules are effective the 24th day of October 2018.

Capitalized words in these Rules shall have the same meaning as in the Declaration unless otherwise defined.

PARKING

(1) No vehicle, motorcycle, motorbike, moped, boat, trailer, all- terrain vehicle, or similar equipment shall be parked on any Lot or street adjacent thereto while it is undergoing repairs which immobilize the vehicle or equipment for a period of more than two consecutive days, unless the vehicle or other item undergoing repairs is within an enclosed garage and not visible to passersby during the entire period of such repairs.

(2) Except as otherwise provided herein with respect to commercial or business vehicles, and except in emergencies or as a temporary expedience for loading or unloading, recreational or commercial vehicles, including but not limited to, trailers of any kind, campers (including camper shells and motor homes), buses, vans, boats or boat accessories, trucks (as defined by C.R.S. 42-1-102) rated as larger than one ton, self-contained and other motorized recreational vehicles, all-terrain vehicles, any other vehicle clearly designed or designated by the manufacturer or the owner thereof (through signage or accessories) to be a commercial or recreational vehicle, even though it may be licensed by a state as a passenger vehicle, shall not be parked, placed, stored or maintained anywhere within the Community unless such parking, placement, storage or maintenance is within the garage of a Dwelling Unit. These restrictions, however, shall not restrict commercial vehicles, trucks or other business vehicles which are necessary for deliveries, construction or the maintenance of a Lot, a Dwelling Unit, the Common Areas or any Improvements located thereon, so long as such trucks or other business vehicles are parked only temporarily, and in any event for no more than eight (12) hours in any twenty-four (24) hour period.

LOT RESTRICTIONS

(1) Every Dwelling Unit constructed on a Lot shall have not less than 3,000 square feet of floor area devoted to living purposes (exclusive of roofed or unroofed porches, terraces, unfinished lower-level

walkouts, basements, or garages) and shall have a garage of sufficient size to house not less than three cars. If a residence of more than one story is constructed, then the main floor shall not have less than 1,800 square feet of floor area devoted to living space. Any building constructed on any Lot that has wood exteriors on any portion thereof shall be painted in earth tones to harmonize with other structures in the community, and all natural-wood decks shall be sealed. Furthermore, there shall be constructed on each Lot at the time of construction of the Dwelling Unit, and kept in place thereafter, a paved off-street parking space (which may be part of the driveway or garage apron on the Lot) sufficient for two cars, in addition to the space in the garage. No vehicles shall be parked on any Lot except on the paved areas.

(2) All satellite dishes and devices or facilities to transmit or receive electronic signals, radio or television waves are subject to the Architectural and Landscaping Standards and the requirements of Rules and guidelines adopted by the Board in conformance with applicable federal law. Unless expressly permitted by the Telecommunications Act of 1996 or any other federal, state or local laws or regulations, such satellite dishes, devices or facilities are prohibited without first obtaining Architectural Control Committee approval.

(3) Each building, structure or other Improvement, other than a wall, fence, uncovered terrace or steps, which is erected or placed upon any Lot shall be located in accordance with the following minimum prescribed distances from lot lines:

a. Front yard setbacks shall be not less than 35 feet from the front Lot line that faces the street. All Lots contiguous to two or more streets shall have a setback of not less than 35 feet from each Lot line that is contiguous to a street.

b. Rear yard setbacks shall be not less than 15 feet from any rear Lot line.

c. Side yard setbacks shall be not less than 10 feet from any side Lot line. Roofs may overhang the setback requirements by not more than two feet. The Architectural Control Committee may grant reasonable exceptions to the setback requirements hereinabove set forth where necessary to prevent an undue hardship on the owner of any Lot. Each Lot Owner, however, shall be encouraged to locate any Dwelling Unit on a Lot in such manner as to centrally locate the Dwelling Unit on the Lot.

(4) No fence or wall shall be constructed or modified on any Lot without the prior written consent of the Architectural Control Committee. The Architectural Control Committee, as a general rule, shall refuse permission for boundary fences and walls which would obstruct views, but shall, as a general rule, be receptive to granting permission for privacy fences or walls screening patios, outdoor eating areas and the like which encompass substantially less than all of a rear, side or front yard. For purposes of this section, hedges shall be considered to be the same as fences and subject to the same restrictions. The term "wall" as used in this section shall not include the walls of a Dwelling Unit or garage, but rather

shall mean walls which are free-standing and intended to enclose or screen areas outside the Dwelling Unit or garage. As a general rule, all fences installed within the Community shall be of design and materials consistent with the existing fences originally installed around the perimeter of the community as determined by the ACC. No chain link fences shall be allowed in the Community. Materials specified in the architectural guidelines or Architectural and Landscaping Standards addressing fence standards for the containment of any pets may be added to the perimeter fencing, subject to prior approval by the Architectural Control Committee.

(5) Any Dwelling Unit shall be entirely constructed on the Lot, and the same shall not, nor shall any part thereof, be moved or placed thereon from elsewhere, without the prior written consent of the Architectural Control Committee.

(6) After a residence has been constructed on any Lot, the remaining unpaved portion of the Lot shall promptly be planted with vegetation or covered with decorative materials approved by the Architectural Control Committee and maintained in that condition so as to prevent the blowing of dust and dirt from the exposed soil. Any easements or rights-of-way contiguous to any Lot which are not part of the Common Areas of the Community as shown on the Plats shall be maintained by the Lot Owner whose Lot is encumbered by the easement or right-of-way.

(7) Any tanks for use in connection with any residence constructed on any Lot will ordinarily be required to be below ground unless the prior written consent of the Architectural Control Committee has been granted. Except for energy generation devices and energy efficiency measures allowed by Colorado law, all types of refrigerating, cooling or heating apparatus must be concealed in a manner approved by the Architectural Control Committee.

(8) No overhead utility lines shall be installed or maintained on any portion of the Lots, except that during the construction of a residence the contractor or builder may install a temporary overhead utility line that shall be promptly removed upon completion of construction.

(9) Each Lot shall have and maintain at least one gas or electric light post at or near the Lot's front property line adjacent to the street, which shall be operated and lighted by a photoelectric cell or other automatic device so that it will be lighted automatically during the hours of darkness. The design of the light post and the amount of light emitted therefrom shall be approved by the Architectural Control Committee, and the requirement for such lights may be waived by the Architectural Control Committee.

MAINTENANCE OF PRIVATE PROPERTY

(1) No trash, litter, junk, boxes, containers, bottles, cans, implements, machinery, lumber or other buildings materials shall be stored outside of the Dwelling Unit or permitted to remain exposed upon any Lot so they are visible from any neighboring Lot or street, except as necessary during the period of

construction.

(2) No temporary house trailer, garage, out-building or storage pod shall be kept, maintained or allowed to remain for a period longer than forty-eight (48) consecutive hours upon any part of any Lot, and no Dwelling Unit placed or erected on any Lot shall be occupied in any manner at any time prior to its being fully completed in accordance with approved plans as herein set forth; provided, however, that during the actual construction or alteration of a structure on any Lot, necessary temporary buildings or structures, including dumpsters, may be erected and maintained by the person doing such work. The work of construction, altering or remodeling any building or any part of the property shall be prosecuted diligently from the commencement thereof until the completion thereof.

(3) Turf grass shall be mowed on a regular basis so that the height shall not exceed 6 inches. The Owner of each Lot shall landscape and maintain the area of the public street right-of-way from the Lot line(s) to the edge of the asphalt paving of the public streets.

(4) No garbage or trash cans or receptacles shall be maintained in such a manner so that they are exposed to the view of passers-by on any street or from any other Lot, unless the requirement for such placement is waived by the ACC.

USE OF PRIVATE PROPERTY

(1) No childcare facilities shall be permitted without the prior written consent of the Board of Directors.

(2) No horses, cattle, sheep, goats, pigs, llamas, ostriches, rabbits, poultry or other animals of any description shall be kept or maintained on any part of said Lots, except that residents may keep not more than four (4) customary household pets (such as dogs and cats) and litters thereof under the age of four months or other animals which are bona fide and customary household pets as long as such pets are not kept for commercial purposes and do not make objectionable noises or otherwise constitute a nuisance or inconvenience to any of the residents of adjacent property.

(3) Except as approved by the Architectural Control Committee, no advertising or signs of any character shall be erected, placed, permitted or maintained on any Lot, other than political signs permitted by the Act and a sign with the Lot's street number. One real estate sign advertising the sale of the property, not larger than 2' x 3', shall be permitted.

(4) An entire Dwelling Unit may be rented or leased to a single family for a term of at least ninety (90) days not more than twice a year. In addition, rooms in a Dwelling Unit may be rented or leased to one or more persons within a single family if: 1) the primary purpose of the rental or lease is other than to

provide income to the Owner, 2) the Owner remains in the Dwelling Unit, and 3) the Owner ensures that such person or persons fully complies with the Somerset Rules and Regulations.