

# The Terrace Association (B)

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## Rules and Regulations

Pursuant to the Declaration for The Terrace Association (B) ("Declaration"), the Board of Directors ("Board") of The Terrace Association (B) ("Association") has adopted the following rules and regulations to govern the use and enjoyment of The Terrace (the "Project"). The following rules and regulations, except as otherwise expressly stated, apply to all Owners and their families, lessees, employees, agents, invitees and guests with respect to their use of the Project.

1. Dogs/Animal Control. The keeping of ordinary household pets shall be allowed. Other animals or poultry may be kept only with the written permission of the Board of Directors (i.e., 4H or school/community projects). Areas of outdoor animal keeping must be approved by the Design Control Committee. Dogs shall be kept under strict control at all times per the Town of Eagle ordinance (townofeagle.org). All dogs are subject to leash laws of the Town of Eagle. Dogs will not be allowed to roam at large. The Town of Eagle and the Eagle County Animal Control (970)328-3647 will be primarily responsible for enforcement.

No animals of any kind or number shall be kept on any of the properties for commercial purposes. No dangerous or exotic animals of any kind may be kept or brought onto the properties; only domestic animals normally associated with residential family living may be kept on the properties. The number of animals associated with any lot or dwelling unit must be limited in number and kind in keeping with a reasonably quiet residential atmosphere of owners and not rural or farm living. No animal shall be kept within the Project which makes loud, disturbing, or objectionable noises or otherwise constitute a nuisance or inconvenience to any other residents of adjacent property. Every owner which keeps an animal shall maintain strict control over the animal and prohibit it from behaving in a manner annoying to others.

Approved fencing is required for all dogs, pets, and animals. Please see Section 3.9 of the First Supplement to the Design Control Guidelines.

2. Parking. There is no on-street parking permitted in the Terrace per the Town of Eagle. Garages and paved driveways should be used for all parking. Owners may not park on unpaved areas nor access parking across landscaped areas or public right of way. Owners may not create additional parking without DCC approval. Owners may request 1 additional parking space per lot from the DCC (see First Supplement to the Design Control Guidelines Section 3.5.3.). Approval of additional parking, if granted, shall be for one additional vehicle only.
3. Recreational Vehicles and Campers.
  - a. Vehicles larger than one ton shall not be permitted on any lot for long-term parking or storage.
  - b. Vehicles over 9 ft. tall (as measured from the ground to the highest point on the vehicle) may not be parked or stored within the Terrace.
  - c. RV(s) and other motorized toys may not be parked or stored on any lot unless screened by an approved screening structure per Covenants Article VIII, Section 3. Owners may

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apply for a seasonal variance of this rule by submitting the RV Storage Application form along with a photo of the vehicle.

- d. Abandoned, non-working or unregistered vehicles may not be parked in the Terrace.
4. Trailers. Trailers may not be stored within the Terrace unless screened with approved screening structure per the First Supplement to the Design Control Guidelines (Section 3.6.1).
5. Trash Removal. Homeowners must contract with a local trash removal company. Trash cans must be stored in a location that is not offensive to adjoining property, and not obvious when viewed from the roads. Trash cans may not be put out prior to the day of trash pick up and emptied trash receptacles must be stored out of sight by evening of the day of trash pick up.
6. Signs. Three types of signs shall be allowed at The Terrace:
  - a. "For Sale" or "For Rent" sign for the purpose of selling or renting a home within the Terrace,
  - b. "Construction Permit" signs for projects under construction.
  - c. Public safety signs installed by governmental entities for public safety purposes.  
Any sign larger than 24" x 36" is required to be approved by the DCC.
7. Landscaping. Per the terms of the Final Plat for The Terrace, the individual lot owners are required to maintain their yards all the way to the edge of the public roadway. This includes the areas between sidewalks and roadways.

All lots must be maintained in a manner consistent with acceptable practices within the community. Failure to maintain may result in fines in accordance with the Enforcement Policy as well as the Association's right to maintain any neglected lots at the expense of the owner.

8. Violation of the Law. Nothing shall be done within the Project, which would be in violation of any statute, rule, ordinance, regulation, permit or validly imposed requirement of any governmental body. The Board may adopt an Enforcement Policy to enforce these Rules and Regulations, which is subject to change.
9. Exterior Changes. No changes may be made to the exterior of a residence or lot unless prior approval is obtained from the DCC (please see Design Guidelines for approval process). Unapproved changes may be subject to correction at the owner's expense.

Any homeowner who fails to comply with these rules and regulations is subject to the Enforcement Policy as adopted on 8/23/2011 including fines and corrective measures as permitted under the law.

Approved by Board: January 31, 2012

Posted for Comment: February 3, 2012

Adopted: September 25, 2012