

Ruedi Shores

Rules and Regulations

1. Residential Use: No Lot shall be used for any purpose other than residential purposes. No driveway shall be built or maintained which would provide access to property outside of the subdivision.
2. Pets: No animals, livestock or poultry shall be kept on any lot other than household pets; No horses shall be kept, stabled, or visited upon any of the property. Pets must be confined to the property on which they reside, at no time shall pets be allowed to run freely in the subdivision. Dogs outside their kennel, yard, or dog run shall remain on a leash or under the direct control of the Owner or responsible designee. Any kennels or fences must be pre-approved by the Architectural Committee.
3. Commercial Activities: No commercial activities shall be permitted on the property, except that owner shall be allowed to maintain home offices within their residences.
4. Signs: Two signs per lot 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.
5. Flags: One flag per lot is permitted, regardless of the content. One flagpole may be permitted. Flags shall not exceed three (3') feet by five (5') feet. Flags may be hung on structures mounted to a residence provided they do not extend farther than five (5') from the residence or located in the window of a residence. Flags bearing commercial message are prohibited. Installation of flagpole requires the approval of the DRC and the height, location and design of the flagpole must comply with the design guidelines.
6. Artificial Turf: Installation of xeriscape, nonvegetative grass or any drought resistant landscaping in the front yard of any lot must be approved by the DRC.
7. Solar Panels: Homeowners must get DRC approval for the installation of any solar panels or other renewable energy generation devices.
8. Temporary Structures: No tent or shack shall be placed on any lot, and no temporary building, Improvement, or structure shall be placed upon any lot, including any trailer.
9. Maintenance of Property: Each owner shall keep their property clear and free of rubbish and trash, and shall keep the structures thereon in good repair, doing such maintenance as may be required for this purpose. No abandoned or unregistered vehicles are allowed on any portion of the property other and enclosed garages. No use or activity will be permitted on any lot which causes, emits, or releases noxious or offensive odors as well as unreasonably loud sounds. No unsightly object or nuisance shall be erected, nor shall any use or thing be permitted which may endanger the health or unreasonably disturb other Lot owners.
10. Sanitation. No trash, ashes, garbage, rubbish, debris or other refuse shall be thrown, dumped or allowed to accumulate on the Property. There shall be no burning of refuse.

11. Communal Dumpster: The communal dumpster is for Ruedi Shores residents only. No construction waste, tires, electronics, batteries, appliances, furniture, or anything deemed hazardous may be put in dumpster; only household trash is permitted. Boxes must be broken down before they are thrown away. No trash may be left outside of dumpster.
12. Outside Burning. There shall be no exterior fires, except barbecues, outside fireplaces and braziers.
13. Firearms: No firearms shall be discharged upon any Lot.
14. Lighting: No Lights shall be permitted that would cause unreasonable glare or shine to be emitted to any neighboring property.
15. Motorized Recreational Equipment/Vehicles: Owner may store a maximum of two (2) motorized recreational equipment/vehicles including RV's, boats, dirt bikes, and snowmobiles, and trailers required for the same, unenclosed on their property.
16. Weed Management: Owners are responsible for weed mitigation on their respective Lots. Owners may not introduce weeds or invasive plants to their Lots.
17. Swimming Pools and Tennis Courts: Swimming pools and tennis courts shall not be permitted within the subdivision.
18. Compliance and Enforcement: The association, acting through the Board of Directors, may enforce all applicable provisions of these rules and regulations, and may impose sanctions for violations thereof. Such enforcement actions may include, without limitation
 - (a) Recording a notice of violation against the Owner and the Lot.
 - (b) Imposing reasonable monetary fines.
 - (c) Suspending the right to vote until the offending Owner cures the violation
19. Enforcement Procedure:
 - (a) Complaint: Any owner, member of the board, or employee of the contracted management company acting on behalf of the association may send the association a formal complaint by written or electronic means. The board shall have the authority and sole discretion to determine whether a complaint is justified before proceeding
 - (b) Notice of Alleged Violation: Notice of violation shall be provided in writing to the applicable owner as soon as reasonably practicable following the receipt of the complaint. The board may also, at its discretion, provide a copy of such notice to any non-owner violator. The notice shall describe the nature of the violation and the possible fine or legal action that may be taken.
 - (c) Request for Hearing: If an owner desires a hearing to challenge or contest any alleged fine or violation, or to discuss any mitigating circumstances, the owner must request such hearing, in writing, within 14 days of the date of the notice of alleged violation. If a proper and timely request for a hearing is not made as provided herein, the right to a hearing shall be deemed forever waived.
 - (d) Board of Directors to Conduct Hearing: The Board shall hear and decide cases. The Board may appoint an officer or other Owner to act as the Presiding Officer at any of the hearings. The Board shall decide whether a violation exists and impose fines.
 - (e) Conflicts of Interest: Board members shall disclose any conflicts of interest prior to the hearing. If advance notice is not possible then such disclosure shall be made at the beginning of the hearing. Board members who disclose of any conflict of interest

shall be disqualified from all proceedings regarding the hearing. If the disqualification of a Board member results in an even number of remaining board members, the Presiding Officer may appoint an association member to serve as a voting member of the hearing board.

(f) Hearing: At the beginning of each hearing the Presiding Officer shall establish a quorum, and explain the rules, procedures and guidelines by which the hearing shall be conducted. Each party may present evidence, testimony, and witnesses. The decision of the board shall be based on the matters set forth in the notice and a preponderance of evidence presented at the hearing.

(g) Decision: A decision shall be made by the Board based on a majority vote. The Board shall render its findings within 14 days of the hearing.

20. Fine Schedule: Fines will be issued for non-compliance matters as follows:

First notification: Warning letter

Second notification: \$100.00

Third notification: \$200.00

Fourth and subsequent notifications: \$400.00

Continuous violations \$25 per day the violation continues

21. Legal Action: The Association may pursue legal action to enforce the provisions of the Bylaws, Covenants, or Rules and Regulations without first levying a fine. The Owner shall be notified and given an opportunity for a hearing before legal action is commenced.

22. Failure to Enforce: Failure of the Association to enforce the Bylaws, Covenants, or Rules and Regulations will not be deemed a waiver of the right to do so for any subsequent violations, or of the right to enforce any of the above referenced governing documents for the Association.