

RAVEN VIEW H.O.A.

Miscellaneous Policies

Effective: Jan 1, 2006

1. Introduction.

The Board of Directors (the “Board”) of RAVEN VIEW H.O.A. a Colorado non-profit corporation (the “Association”), acting pursuant to the powers set forth in the Association’s Bylaws, Articles of Incorporation, the Declaration of Covenants, Conditions and Restrictions for RAVEN VIEW H.O.A. (a Common Interest Community) (the “Declaration”) (such documents being collectively being referred to as the “Association Documents”), and the Colorado Common Interest Ownership Act (“CCIOA”), has enacted the following Policies effective as of the date set forth above. Unless the context otherwise indicates, capitalized words and terms shall have the meanings set forth in the Association Documents and, if not defined in the Association Documents, then as set forth in CCIOA. This Policy supersedes any previously adopted Policy on the same subject matter.

2. Policy Purposes.

The purpose of these Policies is to set forth rules and guidelines within the community.

A. Late Fees.

The association charges late fees of \$25 for all past due amounts that are not paid by the 15th of each month.

B. Pet Control.

In addition to any requirements in the Association Documents, each Owner is responsible for:

1. Using a leash to restrain and control pets when not on the Owner's property;
2. Removing pet waste or excrement from all lots, sidewalks, common areas or other property not owned by Owner.

C. No Parking in back allies.

No guest or owner’s vehicle, motorcycle, trailer, or storage can be parked or placed in the common alley ways unless the owner of the vehicle is present. The owner of the vehicle is said to be present if they are unloading or loading large or awkward objects to and from the car. Exceptions to this can be service vehicles properly marked by the city or contractor (i.e.- Qwest, Comcast) for temporary parking while work is being performed on a unit.

D. Trash Vendor.

The board of directors shall determine the vendor who shall be permitted to pickup trash in the neighborhood. The current vendor will be reviewed periodically by the Board.

E. Common Area Damage.

Owners, (or their guests), who cause damage to any common area for any reason, are responsible for the cost to repair or replace the damage as best determined by the board of directors.

F. Signs.

The association does not allow signs of any kind to be placed on Common Areas that belong to the association without the express written permission of the association.

G. Air Conditioning Equipment.

Window air conditioning units and evaporative swamp coolers are not permitted.

H. Holiday Decorations.

May be displayed 21 days prior to and following the holiday they represent. Christmas and winter seasonal décor may be displayed beginning the weekend after Thanksgiving and through January 31st. No decoration shall be displayed in such a manner as to be offensive to the neighborhood or create a nuisance.

3. Enforcement.

If any Owner fails to follow the policies set forth above, the Association may seek any or all remedies under the Association Documents, Colorado law and the Policy for Enforcement of Covenants and Rules (Including Notice and Hearing Procedures and Schedule of Fines) for the Association.

CERTIFICATION

The undersigned, being the duly elected and acting Secretary of the RAVEN VIEW H.O.A. (the "Association") certifies that the foregoing Policy for Enforcement of Covenants and Rules (Including Notice and Hearing Procedures and Schedule of Fines) was approved by the vote of at least a majority of the Association's Directors at a meeting of the Association's Board of Directors held on _____, 2005.

Dated this _____, 2005.

RAVEN VIEW H.O.A.

By: _____
Secretary