

## FVEPOA COVENANTS QUICK REFERENCE GUIDE

**THIS IS AN INFORMAL QUICK REFERENCE LIST OF THE FVEPOA COVENANTS AND IS NOT LEGALLY BINDING OR MEANT TO REPLACE THE FORMAL FVEPOA DECLARATION OF PROTECTIVE COVENANTS AFFIRMED IN MAY 2016.**

- ALL PROPERTY OWNERS IN FVEPOA ARE BOUND BY THE COVENANTS.
- THE ARCHITECTURAL CONTROL COMMITTEE (ACC) IN CONJUNCTION WITH THE BOARD OF DIRECTORS MUST APPROVE MAJOR DESIGN AND CONSTRUCTION PROJECTS INCLUDING **SIGNIFICANT** IMPROVEMENTS TO BUILDINGS, STRUCTURES, WALLS, FENCES, DRIVEWAYS, SWIMMING POOLS, FLAGPOLES, EXTERIOR CAMERAS, ANTENNAS, EXTERIOR LIGHTING, OR OTHER **MAJOR** EXTERIOR MODIFICATIONS.
- NEW CONSTRUCTION AND MAJOR EXTERIOR MODIFICATION REQUESTS MUST BE ACCOMPANIED BY CONSTRUCTION PLANS.
- NEW CONSTRUCTION AND MAJOR EXTERIOR MODIFICATIONS MUST ADHERE TO THE FVEPOA ARCHITECTURAL DESIGN REQUIREMENTS AS LISTED IN SECTIONS 2.5 THROUGH 2.19 OF THE COVENANTS.
- NO TEMPORARY RESIDENCE SUCH AS A RESIDENTIAL TRAILER, CAMPER, TENT, OR ACCESSORY BUILDING SHALL BE USED ON ANY LOT AS A RESIDENCE.
- RETAINING WALLS SHALL BE NO MORE THAN 4 FEET IN HEIGHT
- ONLY 2 OR 3 STANDARD-GRADE SPLIT-RAIL CEDAR OR SIMILAR-APPEARING MATERIAL FENCES AROUND THE PERIMETER OF THE LOT ARE PERMITTED. THE ABOVE-GROUND PORTION OF THE FENCING SHALL REMAIN UNTREATED FOR NATURAL WEATHERING.
- PROTECTIVE FENCING AROUND GARDENS AND FOR SAFETY ENCLOSURES FOR CHILDREN AND/OR PETS ARE PERMITTED WITH PRIOR APPROVAL OF THE ACC/BOARD.
- MAILBOXES MUST BE KEPT IN GOOD REPAIR.
- EXTERNAL ANTENNAS ARE HIGHLY DISCOURAGED AND MUST BE PRE-APPROVED BY THE ACC/BOARD AND PLACED IN A LOCATION THAT IS AS UNOBTRUSIVE AS POSSIBLE.
- NO ACTIVITY SHALL BE PERMITTED WHICH WILL GENERATE A NOISE LEVEL SUFFICIENT TO INTERFERE WITH THE PEACEFUL AND REASONABLE ENJOYMENT OF THE PERSONS ON ANY ADJOINING OR NEARBY LOTS.
- NO COMMERCIAL BUSINESSES OR TRADES SHALL BE CARRIED ON UPON ANY LOT.

---

## FVEPOA COVENANTS QUICK REFERENCE GUIDE

- ANY EXTERIOR LIGHTING ON ANY LOT SHALL EITHER BE INDIRECT OR OF SUCH CONTROLLED FOCUS AND INTENSITY AS TO NOT UNDULY DISTURB RESIDENTS OF ADJACENT OR NEARBY PROPERTY.
- NO TRAILBIKES, MINIBIKES, MOPEDS, MOTORCYCLES, ATV'S, SNOWMOBILES, OR OTHER SUCH NOISE-CAUSING VEHICLES SHALL BE OPERATED WITHIN THE ASSOCIATION OTHER THAN FOR PROPERTY MAINTENANCE, LEGAL OPERATION ON PUBLIC ROADS, AND GOING TO AND FROM RESIDENCES.
- NO EXPLOSIVE OR FIREWORKS DEVICES SHALL BE PERMITTED IN THE ASSOCIATION.
- RUBBISH, GARBAGE, TRASH, REFUSE, OR OTHER WASTE SHALL BE KEPT AND DISPOSED OF IN A SANITARY MANNER.
- ALL GARBAGE OR TRASH CONTAINERS SHALL BE KEPT IN A CLOSED GARAGE OR PLACED IN A WALLED-IN AREA DESIGNED TO BLEND WITH THE HOUSE SO THAT THEY SHALL NOT BE VISIBLE FROM OTHER LOTS OR FROM PUBLIC ROADS, EXCEPT ON PICK-UP DAYS.
- NO TRASH, LITTER, EQUIPMENT, BOXES, OR OTHER SUCH ITEMS SHALL BE PERMITTED TO REMAIN EXPOSED ON ANY AREA OF A LOT THAT IS VISIBLE FROM ANY OTHER LOT OR FROM ANY PUBLIC ROAD.
- ALL SIGNS, EXCEPT REAL ESTATE SIGNS, MUST FIRST BE APPROVED BY THE ACC/BOARD BEFORE BEING PLACED ON THE PROPERTY.
- REAL ESTATE SIGNS SHALL NOT EXCEED INDUSTRY STANDARD WITHOUT PRIOR ACC/BOARD APPROVAL.
- MAKESHIFT AND PLASTIC BANNERS ARE PROHIBITED UNLESS THEY ARE TEMPORARY IN NATURE AND REMOVED AFTER LESS THAN 48 HOURS.
- VEHICLES SHALL TYPICALLY BE KEPT IN A GARAGE.
- NO MORE THAN 2 VEHICLES MAY BE STORED IN THE DRIVEWAY TO THE EXTENT OF ONE CAR PER LICENSED DRIVER RESIDING ON THE PREMISES UNLESS PRIOR APPROVAL IS OBTAINED FROM THE ACC/BOARD. SUCH VEHICLES STORED OUTSIDE THE GARAGE SHALL BE IN ROUTINE USE, FULLY REGISTERED, AND IN GOOD REPAIR OR SUCH VEHICLE MUST BE REMOVED FROM THE PROPERTY.
- NO PROJECT CARS SHALL BE STORED OUTSIDE.
- ALL RECREATIONAL VEHICLES INCLUDING BUT NOT LIMITED TO, TRAVEL TRAILERS, HORSE TRAILERS, CAMPERS, BOATS, MOTOR HOMES, UTILITY TRAILERS, ATV'S, AND RELATED EQUIPMENT MAY BE KEPT ON THE PROPERTY IF THEY ARE NOT VISIBLE FROM PUBLIC ROADS, NOT VISIBLE FROM OTHER LOTS AND ARE SCREENED FROM PUBLIC VIEW WITH APPROPRIATE GARAGING OR SOLID OPAQUE FENCING APPROVED IN WRITING BY THE ACC/BOARD.

## FVEPOA COVENANTS QUICK REFERENCE GUIDE

- NO NON-DOMESTIC ANIMALS OR LIVESTOCK OF ANY KIND SHALL BE HOUSED, RAISED, OR KEPT ON ANY LOT EITHER TEMPORARILY OR PERMANENTLY.
- ALL PETS SHALL BE KEPT UNDER CONTROL AT ALL TIMES BY THEIR OWNERS.
- OWNERS WITH BARKING DOGS THAT CREATE A NUISANCE WILL BE SUBJECT TO THE GOVERNING ORDINANCES OF THE TOWN OF PALMER LAKE AND EL PASO COUNTY.
- THE EXTERIOR OF THE ASSOCIATION HOMES, INCLUDING THE LANDSCAPE, MUST BE MAINTAINED IN AN ATTRACTIVE MANNER CONSISTENT WITH THE LOOK AND FEEL OF THE COMMUNITY. EXAMPLES INCLUDE:
  - REMOVING DEAD PLANTS, SHRUBS, AND TREES.
  - REPAIRING EXCESSIVE BLISTERING OR PEELING OF EXTERIOR PAINTED SURFACES.
  - REPAIRING EXTERIOR BUILDING COMPONENTS SUCH AS SIDING, GUTTERS/DOWNSPOUTS, ROOF SHINGLES, MAILBOXES, WINDOWS, AND DOORS, THAT ARE CHIPPING, MISSING, BROKEN, OR OTHERWISE IN A STATE OF DISREPAIR.
  - FOR SECURITY REASONS, REMOVING NEWSPAPERS, FLYERS, AND RELATED MATERIALS IN A TIMELY MANNER.
  - REMOVING TRASH, EQUIPMENT, CLUTTER, DEBRIS, OR ABANDONED TOYS FROM PUBLIC VIEW.
- THE LOCATION OF ALL POOLS, SWINGS, TRAMPOLINES, AND OTHER PLAYGROUND EQUIPMENT MUST BE APPROVED BY THE ACC/BOARD.
- ALL RECREATIONAL EQUIPMENT MUST BE KEPT IN GOOD REPAIR OR REMOVED WHEN NO LONGER USED REGULARLY.
- TEMPORARY WINDOW TREATMENTS FOR PRIVACY PURPOSES ARE ALLOWED FOR UP TO 6 MONTHS AFTER A HOME IS FIRST OCCUPIED BY NEW HOMEOWNERS: THEREAFTER, TEMPORARY WINDOW TREATMENTS MUST BE REMOVED.
- PERMANENT WINDOW TREATMENTS MUST BE KEPT IN GOOD REPAIR SO AS NOT TO APPEAR UNSIGHTLY FROM THE EXTERIOR OF THE HOME.
- PROPERTY LEASING MUST ADHERE TO SECTION 4.1 OF THE FVEPOA PROTECTIVE COVENANTS.
- NO SHORT-TERM RENTALS ARE ALLOWED. THE MINIMUM RENTAL TERM IS 3 MONTHS. EXCEPTIONS ARE SUBJECT TO PRIOR BOARD APPROVAL.
- ENFORCEMENT OF THE COVENANTS AND THE HANDLING OF VIOLATIONS ARE LISTED IN SECTIONS 4.2 - 4.6.