

**RULES AND REGULATIONS
FOR
BRIGHTON CROSSINGS COMMUNITY**

AS OF MARCH 9, 2021

Note that initially capitalized terms used herein shall have the same meaning as set forth in the Master Declaration for Brighton Crossing unless otherwise defined herein.

1. RULES FOR MAINTENANCE RESPONSIBILITY

- A. No Unit shall be permitted to fall into disrepair including, but not limited to, missing shingles, failure to maintain landscaping, worn and/or falling fencing and other damage to any Improvements on any Unit. All Units, including Improvements and landscaping thereon, shall be kept and maintained by the Owners thereof in a clean, safe, attractive and in good condition. No trash, litter, junk, boxes, containers, bottles, cans, furniture, implements or machinery shall be permitted to remain upon any Unit except as necessary during the period of construction. Lawns must be watered and maintained. Houses must be painted and repaired.
- B. Unless otherwise maintained by Brighton Crossing Operations Board (the “Operations Board”), maintenance, repair and upkeep of each Unit shall be the responsibility of the homeowner.
- C. Common areas of the community shall be maintained by the Operations Board or the Brighton Crossing Master Association, as applicable. Management should be contacted for any maintenance issues that need to be addressed.

COMPANY NAME AND ADDRESS	PHONE	CONTACT	E-MAIL
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2. RESTRICTIONS AND USE

2.1 GENERAL:

- A. No noxious, offensive or illegal activity shall be carried on upon any Unit, nor shall anything be done or placed thereon which is or may become a nuisance or which is or may cause an unreasonable embarrassment, disturbance or annoyance to others.
- B. No light shall be emitted from any Unit which is unreasonably bright or causes unreasonable glare, and no sound or odor shall be emitted from any Property which would reasonably be found by others to be noxious or offensive.
- C. No activity shall be conducted on and no improvement shall be constructed on any Property which is or might be unsafe or hazardous to any person or property. No firearms of any description shall be discharged within the Community, including but not limited to those which

may be used for the explosion of cartridges, or any air gun, gas-operated gun or spring weapon, or any instrument or bow made for the purpose of throwing or projecting missiles of any kind by any means whatsoever.

- D. Only fires lighted in an enclosed outdoor fireplace, an interior fireplace, or a barbecue unit while attended and in use for cooking or heating purposes are permitted (open fire pits are not permitted).
- E. Unsightly conditions, structures, facilities, equipment, and objects, including snow removal equipment and garden or maintenance equipment, are not allowed on any Unit, except when actually in use.
- F. No tent, shack, temporary structure or temporary building shall be placed upon any Unit, except with the prior written consent of the Design Review Committee.
- G. Residential sites cannot be used for commercial or government purposes, other than "Home Occupations" as defined in the Zoning Chapter of the City of Brighton's Municipal Code.

2.2 GARAGE SALES:

Approval is not required. Garage, patio, porch, or lawn sales may be held on any Unit only in accordance with the following guidelines. The Owner or resident of any Unit may conduct such a sale for up to three (3) consecutive days not more than twice in any calendar year if (a) the items sold are only his own personal property, furniture, and furnishings, not acquired for purposes of resale; (b) such sale is held at such time and in such manner as not to unreasonably disturb any other resident of the area; and (c) such sale is held in full compliance with the requirements of all applicable law.

2.3 VEHICULAR PARKING, STORAGE, AND REPAIRS:

City of Brighton governs public street parking. Contact the City of Brighton's code enforcement for all street parking matters.

Parking upon any Operations Board property shall be regulated by the Operations Board. Property generally includes alleyways and recreational facility parking lots.

Parking, storing, servicing or repairing commercial vehicles, recreational vehicles, mobile homes, boats, campers, trailers, watercraft, or other oversized vehicles, in accordance with applicable motor vehicle registration laws, or any inoperative vehicles, shall be permitted only if the vehicle is completely enclosed within a garage.

No motor vehicle may impede the safe and efficient use of streets within the Community by residents, obstruct emergency access to/from the Community or interfere with the reasonable needs of other residents to use their driveway, streets, or guest parking within the Community.

2.3.1 Recreational Vehicles

All types of "recreational vehicles," including but not limited to trailers, camping trailers, boat trailers, hauling trailers, boats, or accessories thereto, self-contained motorized recreational vehicles, motorhomes, detached camper units, snowmobiles, race cars, watercraft, or house trailers, are prohibited from parking anywhere within the Community unless parked within an enclosed garage.

2.3.2 Inoperable Vehicles

No inoperable automobiles or vehicles of any kind shall be stored or parked on a Unit unless parked or stored within a garage. An "inoperable vehicle" shall be defined by City of Brighton Municipal Code Section 10-8-20.

2.3.3 Oversized and Commercial Vehicles

Oversized vehicles (defined as any vehicle which cannot fit into a garage on the Unit) and commercial vehicles shall be parked only in enclosed garages. Commercial vehicles shall be defined as a flatbed, utility bed vehicle, modified body or panel truck and/or a vehicle required by the Department of Transportation to have a Commercial Vehicle License. This restriction, however, shall not restrict trucks or commercial vehicles which are necessary for construction or for the maintenance of any portion of the Community, or any Improvements located thereon, nor shall such restriction prohibit vehicles that may be otherwise parked as a temporary expedient for loading, delivery, or emergency.

2.3.4 Vehicle Maintenance and Repair

No activity, including maintenance, repair, rebuilding, dismantling, repainting, or servicing of any kind of vehicle, trailer, or boat, may be performed, or conducted outside of the garage on the Unit. Notwithstanding, minor repairs may be performed outside of a garage, provided they may be completed the day commenced, there is no damage (i.e., oil, residue) to paved areas, and all equipment and parts are removed upon completion of the work. No vehicles may be left unattended on jack or jack stands. Any Owner or other Person undertaking any such activities shall be solely responsible for, and assumes all risks of, such activities, including adoption and utilization of all necessary safety measures, precautions, and ventilation. The foregoing restrictions shall not be deemed to prevent washing and polishing of any a vehicle on a Unit, together with those activities normally incident and necessary to such washing and polishing.

2.4 TRASH CONTAINERS:

Trash containers may be placed on the street for pickup after 5:00 p.m. on the evening prior to the day that such trash is to be picked up. Trash containers must be properly stored the evening of pickup.

No garbage, refuse, rubbish, or cuttings of any kind shall be deposited on any street, road or on any Unit, unless placed in a suitable container and suitably located, and in no event shall garbage, refuse, rubbish, or cuttings be deposited, even temporarily for the purposes of pick up on the sidewalks in front of any Unit. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. No garbage cans, trash cans or receptacles shall be maintained in an exposed or unsightly manner, and when not placed out for pickup must be stored in an enclosed garage or otherwise screened from view from the ground level of any other Unit or the street, meaning that such garbage cans, trash cans or receptacles are stored on the side of the house and behind the wing fence..

2.5 ANIMALS:

In no event may any Owner engage in the commercial breeding of animals on any portion of the Real Estate, and in no event will any Owner keep any animals other than common household pets within the Real Estate.

No person or household shall own or have custody of more than:

- (1) Four (4) dogs of more than four (4) months of age;
- (2) Four (4) cats of more than four (4) months of age;
- (3) Four (4) rabbits of more than four (4) months of age;
or (4) A total of four (4) dogs, cats, and/or rabbits of more than four (4) months of age in any combination.

Chickens and honey bees are not deemed to be common household pets and are not permitted to be kept on any Unit.

Pet Supervision: Except in designated "dog off-leash" parks, and subject to the rules and regulations of said dog off-leash park, no pets shall be allowed on any District of the District's parks or other District property unless restrained and controlled by a leash no longer than six (6) feet. All pet waste on all District property and parks must be cleaned up and disposed of properly. Owners will be held responsible for any litter, waste, mess or damage created by their pets and for any offensive or prolonged noises created by their pets.

2.6 VEGETATION:

Owners may not engage in any activities that materially disturb or destroy the vegetation, wildlife or air quality within the Community, or which use excessive amounts of water.