

**Rainbow Lake Estates Homeowners Association
Rules and Regulations**

**Vehicle Parking, Storage and Repair -
Use of Streets**

These rules and regulations are established pursuant the Article 8 of the Declaration of Covenants, Conditions and Restrictions for Rainbow Lake Estates Conservation Development and §38-33.3-302, Colorado Revised Statutes.

1. Cars and trucks (3/4 ton or less) may be parked on any street of Rainbow Lake Estates (herein called "Planned Community") for not more than seventy-two (72) consecutive hours, upon the paved driveway that provides access to and from the enclosed garage upon an Owner's Lot in the Planned Community, or upon a paved or gravel area established for parking which is behind a fence on the Owner's Lot provided that the car or truck cannot be seen over such fence. Cars and trucks (3/4 ton or less) cannot be parked upon any other area in the Planned Community, including an Owner's yard and areas of grass, turf, or dirt.

2. No trailer of any type or size (including but not limited to, an open or enclosed house trailer, camping trailer, boat trailer, hauling trailer, livestock trailer, utility trailer), boat, watercraft, or accessories thereto, truck (larger than 3/4 ton), self-contained motorized recreational vehicle, any other type of recreational vehicle (including but not limited to motorcycles, go-karts, all-terrain vehicles, motor driven bicycle, scooters), or equipment (including but not limited to tractors, landscape maintenance equipment, construction equipment), may be parked or stored in the Planned Community unless such parking or storage is within an enclosed garage area or other enclosed structure upon the Owner's Lot, or is behind a fence on the Owner's Lot and the vehicle, item, accessory, or equipment cannot be seen over such fence. This restriction, however, shall not restrict trucks or other commercial vehicles which are necessary for construction or for the maintenance, repair or replacement of any property in the Planned 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, but in no event shall such temporary parking exceed seventy-two (72) consecutive hours without the prior approval of the executive board or its designated committee.

3. Except as herein above provided, no abandoned or inoperable automobiles or vehicles of any kind shall be stored or parked on an Owner's Lot. An "abandoned or inoperable vehicle" shall be defined as any automobile, truck, motorcycle, or other similar vehicle, which has not been driven under its own propulsion for a period of seventy-two (72) hours or longer, or which does not have an operable propulsion system installed therein or which is not then currently licensed and registered; provided, however, that otherwise permitted vehicles parked by Owners while on vacation for a

maximum of two (2) weeks), or during a period of illness, shall not be deemed to be abandoned.


4. In the event the Association shall determine that a vehicle is parked or stored in violation of subsections 1, 2, or 3 of this Rule and Regulation, then a written notice describing said vehicle shall be personally delivered to the owner thereof (if such owner can be reasonably ascertained) or shall be conspicuously placed upon the vehicle (if the owner thereof cannot be reasonably ascertained), and if the vehicle is not removed within a reasonable time thereafter, as determined by the Association in its discretion from time to time, the Association shall have the right to remove the vehicle at the sole expense of the owner thereof.

5. No activity such as, but not limited to, maintenance, repair, rebuilding, dismantling, repainting or servicing of any kind of vehicles, trailers or boats, may be performed or conducted in the Planned Community unless it is done within completely enclosed structure(s) which screen the sight and sound of the activity from the street and from adjoining property. The foregoing restriction shall not be deemed to prevent washing and polishing of any motor vehicle, boat, trailer, motor-driven cycle or other vehicle, together with those activities normally incident and necessary to such washing and polishing.

6. Enclosed structures for parking and storage purposes are subject to the Declaration of Covenants, Conditions and Restrictions for Rainbow Lake Estates Conservation Development and the Rules and Regulations of Rainbow Lake Homeowners Association and its Architectural Review Committee, and requirements of prior approval.

7. Building and landscaping materials and supplies may not be placed or stored upon streets of the Planned Community unless such materials and supplies are for the purpose of construction of a new dwelling upon a lot of the Planned Community or the owner obtains prior approval by the executive board or its designated committee.

Adopted by the Executive Board on 9 August, 2006.


Secretary