

BLACKHAWK RANCH RULES AND REGULATIONS

(effective 1997)

The following rules and regulations from BHR Declarations and Covenants are legally binding on all property owners.

Dwellings:

No primary dwelling shall be built on Black Hawk Ranch that is less than 1000 square feet of living space. Any structure must be on a permanent footing and foundation. No commercial activity shall be permitted unless approved by the Property Owners Association Board. Home office usage is permitted providing that such business does not increase traffic in or out of the subdivision. Such home office usage where clientele and/or customers would visit the home office shall be prohibited unless prior approval is given by the Property Owners Association Board.

Modular homes will be allowed on Black Hawk Ranch with the following specifications:

- A) The dwelling must be a minimum of 1000 square feet of living space.
- B) The dwelling must be installed on an engineered permanent foundation.
- C) The dwelling must have a brick, wood or cosmetically equivalent exterior siding on all exterior walls which provides consistent, continuous façade from the bottom of the soffit (top of wall section), downward to the top of the exposed perimeter wall, foundation, or to grade, which ever is applicable.
- D) The dwelling must have a pitched roof.
- E) The dwelling's plans and construction must conform to the State of Colorado in accordance with the Uniform Building Code and related codes.

Setbacks:

No structure may be erected within fifty feet of the right-of-way line of any road within Black Hawk Ranch nor within twenty-five feet of any side or rear line of any parcel unless approved by the Property Owners Association Board.

Mobile Homes:

Mobile homes shall not be permitted on any parcel within Black Hawk Ranch.

Temporary Residences:

No structure of temporary character, recreational vehicle, camper unit, trailer, basement, tent or accessory building shall be used on any parcel as a residence. Recreational vehicles, camper units and tents may be used for vacation camping for periods not to exceed ninety (90) consecutive days in any calendar year.

Land Use:

Commercial wood harvesting, mining (including the removal of soil, gravel or rock) and oil or gas production is prohibited. Further subdivision of less than thirty-five acres is prohibited.

Utility Easements:

A twenty (20) foot utility easement is hereby set aside on each side of all side and common rear lot lines and a forty (40) foot utility easement is hereby set aside on the interior side of all exterior lot lines. Utility easements may be used for recreational purposes including, but not limited to, hiking, biking and horseback riding. Utility easements must be maintained in as natural state as possible, therefore no tree cutting or fencing will be permitted on the utility easements without prior approval from the Property Owners Association Board.

Trash and Rubbish:

Rubbish, garbage or other waste shall be kept and disposed of in a sanitary manner, and all containers shall be kept in a clean, sanitary condition so as not to endanger wildlife.

Nuisances:

No owner shall cause or allow the origination of excessive odors or sounds from his parcel. No owner shall cause or allow any other nuisances of any kind whatsoever to exist on his parcel. In case of a dispute, at the request of an owner, the Property Owners Association Board shall make the final determination of what constitutes a nuisance.

Animals:

Animals will be allowed on Black Hawk Ranch for the personal use of parcel owners. Any animals raised for commercial activity must be approved by the Property Owners Association Board. Commercial feed lots and swine shall be prohibited from Black Hawk Ranch.

Motor Vehicles:

No motorized vehicle which is either non-operational or non-licensed shall be kept or stored on any parcel, unless said vehicle is kept stored in a fully enclosed building.