

**SOPRIS VILLAGE HOMEOWNERS ASSOCIATION  
RULES AND REGULATIONS**

Adopted November 21, 2014

**Amended March 1, 2023**

The following Rules and Regulations are adopted by the Board of Directors pursuant to and in furtherance of the terms and objectives of the Declaration of Covenants for the community.

**USE OF PARK AND COMMON AREA.**

- a) The Common Area shall not be used in any way that will violate the statutes, rules or regulations of any governmental authority having jurisdiction over the Common Area.
- b) Owners shall not place any structure or sign upon the Common Area, nor shall any Owner engage in any activity which will temporarily or permanently deny free access to any part of the Common Area to all Members.
- c) The Park is closed to all use from dusk until dawn.

**ALLOWED USES.**

Sopris Village is a single family residential use community as required by the Declaration and pursuant to the zoning regulations of Eagle County.

Sopris Village adopts and shall enforce the Eagle County definition of a single family:

SINGLE FAMILY means one (1) or more persons who occupy a single dwelling unit and act as a single housekeeping unit, together with their customary household servants; or a group of not more than four (4) persons who occupy a single dwelling unit and who do not act as a single housekeeping unit. In no event shall a family occupying one dwelling unit exceed the size of one person for each 300 square feet of space in the living quarters of the dwelling unit.

Sopris Village is Residential Suburban Medium (RSM) density which does not allow for accessory dwelling unit, therefore additional units within any home are not allowed.

Except for the Open Space and Common Area as designated on the final Plat of the Sopris Village Community, all Lots shall be used for residence purposes only. No commercial operation of any nature shall be conducted on any Lot or in any structure constructed thereon except as follows:

The Owner or occupant of a Lot shall be entitled to conduct a home occupation as allowable under the Eagle County Code. Owners may: a) maintain a personal or professional library thereon; b) keep personal business or professional records or accounts thereon; or c) handle personal business or professional telephone calls or correspondence there from. Owners or occupants of a Lot may not conduct a home business as defined by the Eagle County Code. Prohibited businesses are generally, but not necessarily limited to, those that a) have employees, and or customer parking, coming and going from the Lot; b) businesses that store equipment, vehicles, and other business property on the Lot, and c) businesses whose

activities create noise, smells or other nuisances in the neighborhood. Garages may not be inhabited whether permanently or temporarily.

**PROPERTY TO BE MAINTAINED.**

Each Lot at all times shall be kept in a clean, safe and attractive, condition for the mutual benefit and protection of all Sopris Village owners. No trash, litter, junk, boxes, containers, bottles, cans, implements, machinery, lumber, or other building materials shall be permitted to remain exposed on any Lots so that the same are visible from any neighboring Lot or street, except as necessary during the period of construction. Owners shall maintain the exterior appearance of any residential structure or unit located on their Lot including, by way of example and not limitation, the repair of damaged fences, windows, siding or roof, repair of exterior surfaces, and repainting of unsightly painted and stained surfaced.

**Annoying Lights, Sounds or Odors**

No light shall be emitted from any Lot which is unreasonably bright or causes unreasonable glare; no sound shall be emitted on any Lot which is unreasonably loud or annoying; and no odor shall be emitted on any Lot which is obnoxious or offensive to others. No loud outdoor noises are permitted between 10 PM and 8 AM.

**PARKING, DRIVEWAYS AND STORAGE.**

Vehicles, unless prohibited below, may only be parked or stored in Designated Driveway. Vehicles may not be parked on landscaped areas or lawns. Unless otherwise approved by the ACC, Designated Driveways shall be no wider than 36 feet and may not extend further than the front of the house or garage. Driveway improvements existing at the time of adoption of these rules shall be grandfathered in. The ACC shall determine where the front of the house is located on a given Lot. No vehicle of any kind may be parked or stored along the side of a house, garage or in the rear yard of any Lot.

Lots, driveways, public streets or Association-owned private streets, drives, parking areas, or any part of the Common Area, unless specifically designated by the Association therefore, shall not be used as a parking, storage, display or accommodation area for any type of trailer, boat, or accessories thereto, truck in excess of one ton (unless approved in advance by the Board in writing), self-contained motorized vehicle, recreation vehicle (other than a van or pickup camper), snowmobile, personal watercraft, except for temporary loading, unloading, delivery or emergency. The foregoing limitation shall not be deemed violated by the temporary parking of any such vehicle or item on a Lot for a period not to exceed seventy-two (72) hours for unloading, loading or delivery purposes unless a longer period is approved by the Board for special circumstances. All such vehicles, trailers, or other items shall otherwise be stored, parked, or maintained wholly within a garage or shed. Gardening tools, tractors, snow blower tools, mowers, toys, trash receptacles and other similar items must be stored in an enclosed structure or in a screened enclosure approved by the ACC. The ACC will specify allowable screening methods and locations in the ACC Guidelines.

Non-operating vehicles (which shall be defined as those incapable of being operated in a normal manner without first being repaired, or those for which current registration has not been obtained) shall not be parked, stored, repaired or maintained anywhere within the Sopris Village Community except within an enclosed garage area of a Lot. This restriction, however, shall not restrict trucks or other commercial vehicles within the Sopris Village Community which are necessary for construction activities or maintenance of the Common Area. Any vehicle which does not display current and valid license plates as required by state law shall be deemed to be in a “non-operating condition.”

Overnight camping or use of self-contained motorized vehicle or other similar vehicle in a driveway, parking area, lawn or street in Sopris Village is not allowed without prior written permission from the Board of Directors.

**CLOTHES LINES, DOG RUNS AND FIREWOOD STORAGE.**

Clothes lines and dog runs shall be located in the rear yard only. Firewood shall be neatly stacked.

**TANKS.**

Tanks of any kind other than those in place at the date of adoption of these Rules, whether elevated or buried, shall not be erected, placed, or permitted on any Lot.

**ANTENNAS.**

Satellite dishes shall be placed to the greatest extent feasible, out of view from the street. Other than those in place at the time of the adoption of these rules, exterior television, radio or other antennas shall not be placed or maintained on any Lot in a manner which makes the same visible from any public street or any portion of the Common Area, except upon the prior written approval of the ACC.

Improvements – Sopris Village Architectural Control Committee Approval Needed

Buildings or other structures shall not be constructed, erected, or maintained on any Lot, nor shall any addition thereto or change or alterations therein be made without Sopris Village Architectural Control Committee review and approval. No berm, retaining wall, planter box, or off street parking will be built without Sopris Village Architectural Control Committee review and approval.

Within a seven month period following placement of a home on a Lot within the Sopris Village Community, a driveway and parking area adequate for the parking of at least two motor vehicles shall be construction on said Lot. The design criteria and construction materials used for such area shall be outlined in the ACC Guidelines.

**TEMPORARY STRUCTURES.**

Temporary houses, trailers, tents, garages, or outbuildings shall not be placed on any Lot, and no residence erected upon any Lot shall be occupied in any manner at any time prior to its being fully completed in accordance with approved plans, nor shall any residence when completed be in any manner occupied until made to comply with all requirements, conditions, and restrictions herein set forth; provided, however, that during the actual construction or alteration of a building on any

Lot, necessary temporary buildings for storage of materials may be erected and maintained by the person doing such work.

### **COMPLETION OF CONSTRUCTION.**

The work of constructing, altering or remodeling any building on any part of any Lot shall be prosecuted diligently from the commencement thereof until the completion thereof, and any such construction, alteration or remodeling shall be completed within twelve (12) months of the commencement thereof; provided that for good cause the ACC may allow an additional six (6) months for the completion of such construction, alteration or remodeling.

### **LANDSCAPING REQUIREMENTS AND LANDSCAPING MAINTENANCE.**

Within seven (7) months following the placement of a home on any Lot within the Sopris Village Community, the entire Lot must be landscaped and maintained in accordance with a landscape plan as approved by the ACC. In addition to such other standards, as may be applicable, at least forty percent (40%) of the total area of such Lot shall be in vegetative ground cover or xeriscaping approved by the ACC. In addition to and not as a part of such vegetative ground cover requirement, at least two (2) trees selected from a plant list then approved by the ACC, shall be planted on each Lot within the Sopris Village Community within said seven (7) month period. Sick, diseased or dead trees must be removed by the end of each growing season or sooner if the ACC determines they pose a threat to safety and all stumps removed or ground flush.

### **REPAIR ACTIVITIES.**

Lot Owners may maintain and repair their own vehicles providing the repair activities do not create a nuisance for the neighborhood. Professional repair activities such as, but not limited to, maintenance, repair, rebuilding, dismantling, repainting, or servicing of any kind of vehicles, trailers, or boats, may not be performed on any Lot.

### **GARBAGE AND REFUSE DISPOSAL.**

Garbage, refuse, rubbish, or cuttings shall not be deposited on any street or Lot unless placed in a suitable container suitably located, solely for the purpose of garbage pickup. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. Each property owner shall provide suitable receptacles for the temporary storage and collection of refuse and all such receptacles shall be screened from public view and protected from disturbance. Garbage, refuse, rubbish, or cuttings shall not be deposited on any street more than 24 hours before scheduled pickup and trash and recycling receptacles must be returned to their screened place of storage within 24 hours after pickup. During bear season, the HOA may require that Owners wait until the morning of pick up to place trash cans out.

Items of any nature that are marked for sale or for free may not be placed on a lawn or in a driveway for more than 48 hours.

**PETS AND ANIMALS.**

Owners may keep not more than three (3) dogs and three (3) cats which are bona fide household pets so long as such pets are not kept for commercial purposes and do not make objectionable noises such as excessive barking or otherwise constitute a nuisance or inconvenience to any of the residents of the Sopris Village Community, and in compliance with all existing applicable local ordinances. Pets shall be kept on a leash at all times when outside of a residential unit within the Sopris Village Community and shall be kept under the control of the Owner thereof at all times. Horses, cattle, sheep, goats, pigs, rabbits, poultry, or other animals of any description shall not be bred on any Lot.

**TENANT REGISTRATION AND OWNER ACCOUNTABILITY.**

The intent of the following section is to ensure that tenants of Owners are fully aware of the covenants, policies, rules and regulations of the Association and to ensure that Owners are accountable for any tenant violations. Owners who lease all or part of their homes to tenants who are not members of the owners single housekeeping unit as defined by Eagle County shall within fifteen (15) days of tenant occupancy provide in writing to the Property Manager the Tenant Registration Form (available on the Association website) with the names of all tenants occupying the unit and a signed confirmation that the owner has provided all tenants with either a copy of the declaration, current policies, rules and regulations (Governing Documents) or that the owner has informed the tenant in writing of the address of the location of the Governing Documents on the Association website. Owners are responsible for the actions of any tenants in violation of Governing Documents and shall be responsible for any compliance and fines. Violations for non-allowed uses or over occupancy may be considered egregious violations under the Enforcement Policy.

**OPEN FIRES AND COAL BURNING STOVES PROHIBITED.**

Only properly seasoned firewood or fireplace approved substances may be burned in fireplaces and wood stoves. Coal or construction waste contained any glue, paints, oils, lacquers etc. are not allowed to prevent health issues created by poor air quality. Open fires such as fire pits, campfires or bon fires are not permitted. Open fires such as fire pits or bon fires and coal burning stoves are not allowed for safety and to prevent health issues created by poor air quality.

**CONSTRUCTION HOURS AND LAWN MAINTENANCE.**

Hours of construction and lawn maintenance using powered engines such as mowers and weed whackers shall be limited to the period between 8 AM and 8 PM.

**SIGNS.**

Signs are prohibited except for political signs as described below and “for sale” signs as described in the Declaration. The timeframe for the display of political signs shall be limited to no earlier than forty-five (45) days before an election and more than seven (7) days after an election. The size of political signs which may be displayed on an Owner’s Lot shall be no larger than thirty-six (36) inches by forty-eight (48) inches.

The number of political signs which may be displayed is limited to one (1) sign per political office or ballot issue that is connected in an upcoming election.

A political sign is defined as a sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue.

**ELIGIBILITY TO SUBMIT PLANS AND SPECIFICATIONS TO THE ARCHITECTURAL CONTROL COMMITTEE.**

Only Owners in good standing shall be entitled to submit plans and specifications to the Architectural Control Committee for the purpose of seeking approval to install improvements on their Lot. In order to be in good standing, an Owner must be current in the payment of all assessments, fees and fines. The Association shall not be obligated to conduct a hearing in order to suspend an Owners ability to submit plans and specifications to the Architectural Control Committee on the basis of nonpayment of assessments, fees and fines. In the event an Owner believes they are being wrongly prohibited from submitting plans and specifications to the Architectural Control Committee, such Owner shall be permitted to request a hearing with the Board to appeal this prohibition.

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Adopted by the Board of Directors on November 21, 2014

**Amended by the Board of Directors on March 1, 2023**

Board President: Mike Meiners

Board President Signature: Mike Meiners

Date: 03.01.2023