

# Welcome to ANTELOPE RIDGE

As a new member of our Community, we want you to know that our first priority is to provide a peaceful and comfortable lifestyle for you and your family.

In order to provide you with this living environment here at Antelope Ridge, we have established a set of standards (most of which are based on state, county and local laws or ordinances) known as our Guide for Better Community Living – Antelope Ridge Community Covenants and Addenda.

The key to a quality community is the courtesy with which Residents treat each other. These covenants are to help guide residents in working with one another and to answer questions you may have about your Community and how it is managed and maintained. Most of the items in these covenants will be second nature to you, but you will be pleased to know these covenants will apply to everyone residing at Antelope Ridge.

We ask that you read these covenants carefully, and if you have any questions, please discuss them with our Community Management.

I have received the Antelope Ridge Community Covenants.

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Address/Site

\_\_\_\_\_  
Address/Site

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

# ANTELOPE RIDGE

## ACKNOWLEDGMENT OF RECEIPT OF COMMUNITY COVENANTS

By signing below, I am certifying that I have received, read and understand the community covenants for Antelope Ridge and agree to abide by these covenants at all times.

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Resident Signature

Site #

Date

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Resident Signature

Site #

Date

I acknowledge that any additions or alterations to the home and home site must first be approved by the Community Management before any work commences, and that I shall be responsible for obtaining any required building permits from Regional Building Department of El Paso County.

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Resident Signature

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Resident Signature

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## **GUIDE FOR BETTER COMMUNITY LIVING: COMMUNITY COVENANTS AND ADDENDA**

To insure pleasant and enjoyable surroundings, every effort will be made by Antelope Ridge Management to make certain that the Community Covenants are adhered to and that the lifestyle and comfort of all Residents are not jeopardized. Fair and equal application of these covenants is the committed responsibility of Antelope Ridge Management.

### **ADVERTISING AND SOLICITING**

Advertising, soliciting or delivering handbills by unauthorized individuals is not permitted without written authorization from management. The site shall be used only for the purpose of the placement of a single-family dwelling or residence, and shall not be used for the practice of any profession, trade, craft or business. Nor shall Residents make any unlawful, disorderly, improper or objectionable use (as defined by management) of the home site.

### **AMENITIES**

The amenities of this community are provided to all Residents. Your cooperation in keeping the facilities clean and serviceable will ensure years of enjoyment of those facilities. Any irregularities in the operation of these amenities should be reported to Management. Residents under the age of 18 are permitted in the community center building with a parent or guardian.

### **ATHLETIC EQUIPMENT AND TOYS**

Jungle gyms, trampolines, basketball goals, weight benches, play or swing sets and other such equipment are not permitted on the home site. Lawn furniture and lawn swings are permitted as addressed in the "Home Site" section. For safety concerns, wading pools must be emptied and stored each night. All playhouses and pools must be disassembled and with all other such toys, stored inside for the winter season. The summer season shall be defined as April 1 through October 31 and the winter season shall be defined as November 1 through March 31. All toys and bicycles shall be stored in home or garage each night.

### **CABLE TELEVISION**

Underground television cables are provided to each home site and installation of television cable from the pedestal is the responsibility of the Resident. Such installation must be made through the floor of the home.

### **CLOTHESLINES**

No outdoor clotheslines will be permitted. No laundry of any kind may be hung outside of any home.

### **COMMUNITY CENTER BUILDING**

The clubhouse and its facilities are available to residents and their guests for private parties and gatherings. Reservations for private parties and gatherings should be made in advance and will be accepted based on availability.

## **GARBAGE AND REFUSE PICKUP**

Garbage, trash and recycle items will be picked up at every home site once each week. Management will notify Residents of their designated pickup day. All papers and garbage containers should be stored out of sight in proper refuse containers between refuse pickup days. The contractor providing refuse service, which is determined by Management, will provide containers. Refuse is to be placed at curbside no sooner than the evening prior to the designated pickup day. Newspapers or magazines that are not already in containers should be tied with twine. Any refuse that does not fit into the container should be bagged or bundled and not exceed 50 pounds. When a scheduled pickup day falls on a holiday, the pickup day will be on the day following the regular pickup day, not including Saturday or Sunday. Residents should not use the community dumpster. Residents can arrange for the removal of large bulky items at their own expense or contact the Antelope Ridge Management for a possible alternative.

## **HOME ADDRESS**

As part of the purchase of your home, address identification numbers will be attached on the front portion of the home. To maintain consistency throughout the community, only the style, size and location of the original numbers will be acceptable. If the existing numbers are damaged and need to be replaced, they may be purchased from community management or purchased to meet community specifications. Trees or shrubs should be kept trimmed to avoid obstructing a clear view of the home address numbers.

## **HOME SITE**

Home sites within the community are not subdivided and platted, therefore site boundaries are not specific. Adjacent neighbors are allowed free access to fringe areas for the purpose of maintenance or emergency repair. No outside storage is permitted around the home site except for applicable grills and permanent-type lawn furniture, such as wood picnic tables, chairs and lawn swings. Only patio furniture and applicable grills are permitted on decks. All tools, lawnmowers, toys, bikes, etc., should be kept in the garage. Each Resident shall keep the home site neat and free of litter. Hoses should be kept on hose reels or hangers attached to the home or garage. Hoses should be shut off and stored inside for winter. Outside furniture should be kept in good repair and painted.

## **INSURANCE**

Resident shall provide current homeowner's insurance on his or her home. Proof of insurance shall be delivered to community management prior to move in. If Resident's insurance carrier is changed or if there is any interrupted insurance coverage, proof of these changes shall be delivered to the community management office.

## **LANDSCAPING**

A home site landscaping package must be chosen and purchased with your home purchase. Management encourages only reasonable changes or improvements to the home site landscaping. Prior to any digging, Resident should provide Management a sketch showing the location and depth for which excavation is planned for management approval. Digging without the knowledge or permission of Management could be dangerous due to the extensive underground power lines.

Prior to seeking permission from Management, Resident shall have first called the utility provider to arrange for marking of their cables or line locations. Residents can be liable for any damages to Community or other Residents' property caused by unauthorized or improper digging or excavation. Shrubs or trees or similar obstructions shall not be erected which will obstruct traffic visibility. Plantings or decorative items should not be placed within five feet of the curb or the home site next to it. Vegetable gardens will not be permitted except in areas approved by Management.

## **LAWNS**

All home sites must be fully landscaped within 90 days of residency, weather permitting. Lawns should be mowed, raked, seeded, fertilized and properly watered to maintain a healthy and attractive appearance. This also includes cleaning grass and weeds out of sidewalk and driveway cracks and removing oil or rust stains from surfaces of sidewalks, patios and parking spaces.

## **NOISE CONTROL**

It is requested that all Residents reasonably respect the rights of others to enjoy the quiet and peaceful use of the Community at all times. Quiet hours are from 11 p.m. to 7 a.m. daily.

## **OFFICE HOURS**

The Community Management office hours, as well as emergency after-hours phone numbers, are posted at the community center. In most cases, the Community Management office will be closed on holidays or other special occasions.

## **PERSONAL HEALTH AND FIRE SAFETY**

Management is concerned with your family's well being. Adherence to the following guidelines is therefore very important. All Residents are advised to exercise proper care and safety to insure against accidents occurring in and around the home, home site and surrounding community. Please note that parents or guardians are responsible for the actions of their children and guests as provided by law. Please take care when around any body of water within the Community. All homes are to be kept free of fire hazards. For your own safety, do not store any combustible materials, gas powered lawnmowers, etc. under your home. It is the responsibility of each Resident to monitor radio and/or television for severe weather warnings. There are no government-approved shelters within the Community. Residents must furnish Management with the name, address and telephone number of the person to be contacted in case of an emergency.

## **PETS**

The guiding intent in the creation of our policies regarding pets is to allow pets that are clearly pleasant and quiet house pets. Residents must receive approval from Management prior to obtaining a pet or bringing a pet into the Community. Up to two pets are allowed per home site. Management reserves the right to refuse any dog breeds that are notorious for vicious behavior, such as Pit Bulls, Chows and Rottweilers.

Pets must be inoculated and registered in accordance with state and local laws, including the wearing of an identification collar. Inoculation papers and photo of the pet should be on file in the

Community office. Pets must be kept on leash when not on Resident's home site. Pet owners are responsible for deterring excessive barking that creates a nuisance for other Residents. No pet shall be left outside unattended or tied up. Pet droppings should be removed daily from the home site. Any sort of shelter structure shall not be erected or placed on the home site. Damage to any home site caused by pets will be repaired immediately at pet owner's expense. No farm-classified animals are allowed at the home site. If pets are walked on a daily basis in the Community, the owner is required to clean up all pet droppings.

## **PLAYGROUND EQUIPMENT**

Playground equipment is provided for the children and guests of Residents within the Community. Hours for playground use are from 8 a.m. until dusk. Children should be supervised by an adult and play at their own risk.

## **RECREATIONAL EQUIPMENT**

Boats, motor homes, unmounted truck campers, all-terrain vehicles or trailers of any kind may not be kept on the home site unless garaged. These items must be kept off-site from the Community. Van-sized mini motor homes may be allowed when used as a second vehicle and approved by Management. Management asks that you notify the Community office when you are bringing a trailer, motor home or boat into the Community for loading, unloading or cleaning. Parking of such vehicles on Community streets is not permitted. There is a 24-hour maximum time limit, per week, for this purpose, unless prior arrangements have been made with Community Management. At no time are RVs to be used for camping within the Community.

## **REPAIRS**

Management shall be responsible for the proper maintenance and repair of all main sewer lines and water lines to the site meter. Residents shall be responsible for any damage and repairs from the main line to their home. Utility companies, such as telephone, gas, cable and electric are responsible for their individual underground lines leading to all home sites. Should the Resident damage any below-ground improvements caused by electrical malfunctions, plumbing work or digging, damage will be repaired by Management or contractors and can be charged back to the Resident.

## **RESALE OF HOME**

Management intends to provide a resale listing service to the Residents as a service. However, a Resident may resell the home through another agency and/or on his own. Written approval is required by Management (approval will not be unreasonably withheld) in order for the home to remain on the home site. It must meet Community standards and specifications as outlined in the covenants and addenda. If the home does not meet Community standards and specifications, it must be brought into conformance prior to the new buyer occupying the home. Prior to the finalizing of the sale of any home, the prospective purchaser must apply for residency of the home site and pay all applicable fees or deposits. Qualification for acceptance of the buyer will be based upon acceptance of community covenants and addenda, credit report and income qualifications. One for sale sign will be permitted in the window of the home. Signs not in conformance with these requirements will be removed.



## **RESIDENCY**

Two persons per bedrooms are permitted to reside within a home at Antelope Ridge. Any person permanently residing within a home for more than one month will be considered a permanent resident and must be registered with Management.

## **RIGHT OF ENTRY**

Management or its designated company reserves the right of entry upon the land on which a home is situated for maintenance of the utilities and protection of the Community.

## **SUBLETTING**

In no event shall a Resident have any right to assign, convey, pledge, rent, sublease or otherwise transfer a lease or any interest in the Home or the Home Site, or permit the occupancy of the Home by persons other than family members of the Resident, without the prior written consent of the Landlord, which the Landlord may grant.

## **TRAFFIC AND VEHICLE REGULATIONS**

All traffic regulations must be observed and obeyed throughout the community. A 15 mile-per-hour speed limit is enforced internally throughout the Community. Adherence to children playing, stop, 15 mph and other signs of this nature are strictly enforced. Violators will be issued citations. Parking is provided for in each home's two-car garage as well as at least one additional vehicle on the driveway. No parking is permitted on streets, sidewalks, patios, lawns or vacant home sites. Fire, ambulance or other emergency vehicles cannot serve your needs when vehicles restrict the right-of-way. Visitor's cars should be parked in overflow parking areas. If using a neighbor's parking area, Residents should obtain the neighbor's permission first. No on-street parking is permitted except for loading of vehicles as noted in the section of Recreational Equipment. Residents are responsible for their guests' actions regarding vehicles and parking.

## **VEHICLE WASHING AND REPAIRING**

Vehicles may be washed on home site driveways. Minor repairing of vehicles, such as changing tires, spark plugs or fan belts, which require the vehicle to be inoperable for a period of two hours or less, is allowed. Vehicles may not be put on ramps or blocks.

## **VEHICLES**

Vehicles kept on the home site or in the community parking areas shall have current license plates, be operable and not leaking fluids. Loud exhausts and flat tires shall be repaired immediately. Large trucks (in excess of  $\frac{3}{4}$  ton) such as commercial trucks, stake, semi, cement, stepvans, etc., shall not be parked on the home site or in the community parking areas. Unattended vehicles that are for sale are not allowed to be stored in the community parking areas. As permitted by law, Management reserves the right to remove vehicles parked in violation of these covenant rules and further reserves the right to remove inoperable vehicles or vehicles without current license plates. All costs shall be paid by the Resident. No mopeds, mini bikes, motor scooters, go-carts, dirt bikes, all-terrain vehicles or snowmobiles may be operated within the Community, with the exception of licensed motorcycles used for day-to-day purposes.

## **WINTERIZING THE HOME**

Any winterizing of homes should be done on the interior of the home. Temporary exterior attachments of any nature are not allowed. If leaving home in winter for extended periods of time, we recommend your home be winterized by a licensed and insured service company.

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Antelope Ridge Management reserves the right to revise, amend or modify the contents of these covenants. Residents will be notified of any covenant revision (Addendum) 60 days prior to the date that the revision becomes effective. A copy of the addendum will be made available in the community center building. It is understood that the distribution of the addendum to the covenants to each home site and a posting of the addendum to the covenants in the community center building will be sufficient notification.

A resident who has violated a covenant may be contacted by means of a visit, a telephone call, a notice or a letter. If the infraction is not corrected or if the violation is continually repeated, legal proceeding may begin.

Management thanks you for selecting Antelope Ridge as your new residence and anticipates a long, enjoyable and rewarding experience.

(Adopted 4/1/00)  
(Revised 1/18/2009)  
(Revised 1/4/2010)

# HOME INSTALLATION AND ARCHITECTURAL COVENANTS

## 1. Home Size

Homes shall contain a minimum square footage, exclusive of garages, of 920 square feet.

## 2. Roof Pitch

The roof pitch shall be a nominal 3/12 pitch or more.

## 3. Roofing Material

The roof material shall be of composition asphalt shingles. Other material exceptions require approval by the Community Management.

## 4. Home Siding

The siding of the home shall be vinyl, lap siding, or composite siding. Lap sidings shall have a maximum exposure of eight inches of lap.

## 5. Foundation Facia

The foundation facia between the bottom of the home and the ground shall be of approved materials and installed within 30 days of residency.

## 6. Fences

Decorative fencing is permitted at the resident's expense. Fencing material must be cedar ranch-rail, examples of which will be provided by Management. Fencing shall not be higher than 48 inches. Written request must be received by Community Management prior to contracting for, or installation of fencing. Square footage, placement, or area variances shall be approved by Management.

## 7. Colors

Exterior colors must be different from the neighbors on each side and directly across the street. Colors must be chosen from samples provided by Management. Resident must obtain Management approval of colors prior to painting.

## 8. Elevation Facing Street

The elevation of the home facing the street shall include a minimum of 12 square feet of window exposure. Windows shall have shutters or trim approved by the Management.

## **9. Garages, Porches, Decks, Sheds**

All homes shall have a minimum of a one-car attached garage. Garage must be painted to match the home as well as shingles matching the home. Community Management will provide specifications for approved decks and porches. The minimum requirement for decks shall be 10-foot by 12-foot for the back deck, and 3-foot by 4-foot front concrete porch. Sheds are not permitted on the home site.

## **10. Air-Conditioning Systems**

The installation and operation of central air-conditioning units shall be approved by the Community Management prior to installation. Conventional air-conditioning systems shall be installed so that no part of the system is visible from the street. Roof mounted, solid evaporative cooler systems are not allowed. Central air-conditioning units must be located on a solid concrete slab and must be installed according to local regulations. Window air-conditioning systems are not allowed.

## **11. Transportation System Removals**

The systems required to move the factory-built sections to the home site such as the hitches, axles, and wheels shall be removed from the home.

## **12. Windows and Exterior Doors**

All windows facing the street shall have shutters and/or trim. Front (main entry) doors shall be a minimum of a multi-paneled door. Storm doors must be approved by the Community Management.

## **13. Fireplaces**

Wood and gas fireplaces are approved; gas is recommended. All firewood must be stored inside the home or garage.

## **14. Antennas**

Upon approval by the Community Management, homeowner may install a satellite dish no larger than 18-inches in an area not visible from the street and placed below the eaves of the roof. Antennas are not allowed.

## **15. Decks/Patios**

Decks/Patios are encouraged. Decks/Patio plans and location shall be submitted and approved by the Community Management before construction.

## **16. Set Up Requirements**

All homes must be set up according to the manufacturer's specifications. All homes will be secured in accordance with all state, Federal and local regulations. All homes will be

placed or moved only by trained, licensed, insured, and authorized personnel, under direct supervision of the Community Management.

### **17. Home Improvements**

Residents shall make no alterations of the home site grounds without Community Management's written approval. Community Management shall be provided a sketch on the Community's Building Permit form. The sketch shall include a home improvement; i.e. porch, deck, awning, patio, or other home addition and Resident shall be responsible for paying any required building permits. A sketch of any proposed excavation and its location is to be provided to Community Management after utility companies have been called to locate their cables. If a resident shall opt to remove any of the above-described structures, the site shall be restored to its original condition. Any permanent improvements made by the Resident such as concrete pads, trees, or shrubs shall become Community property. Unless performed by the Resident, a licensed, insured contractor must perform all work on homes. No contractor may work on the property without first having checked in with the Community Management office. Community Management must verify that each contractor working at Antelope Ridge has the appropriate license and insurance.

### **18. Variances**

Residents may request variances. Requests should be made in writing to the Community Management.