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Rules and Regulations  
Adopted October 3, 2024

The following Rules and Regulations shall apply to all of Edgemont Highlands until such time as they are amended, modified, repealed, or limited pursuant to the Policy on Amendment or Adoption of Policies and Procedures. Pursuant to and subject to the limitations of the By-Laws the Board may authorize professional management agent(s) to perform some or all of the duties set forth herein.

As the 'master' association, the Edgemont Highlands Community Association's (EHCA) Rules and Regulations apply to the entire Edgemont Highlands community. Sub-associations (Copperhead Camp, Elements I and II, Canyon Pines, and The Grove) may have their own Rules and Regulations which shall not contradict EHCA's Rules and Regulations. Sub-associations may have Rules and Regulations that are more restrictive than EHCA's Rules and Regulations.

The words used in these Rules and Regulations shall be given their normal, commonly understood definitions. Capitalized terms shall have the same meaning as set forth in the recorded Declaration of Covenants, Conditions, and Restrictions for Edgemont Highlands and any Supplemental Declaration(s), unless the context indicates otherwise.

1. Edgemont Highlands shall be used only for residential, recreational, and related purposes (which may include an office for any professional management agent(s) retained by the Association, or business office for the Association and in home businesses as permitted by Colorado law) consistent with the Declaration of Covenants, Conditions, and Restrictions for Edgemont Highlands and any Supplemental Declaration(s).
2. Safety
  - This is a residential area, with children at play. Traffic rules and posted speed limits are to be obeyed at all times.
  - All roadways shall be clear for emergency traffic. No bicycles, toys, recreational equipment, or other items of personal property shall be stored, left, or parked on a roadway or any other place within the Community other than the Owner's lot.
  - No campfires or bonfires are allowed on private Lots, Common Areas, or other Association owned properties at any time.
  - Use and discharge of firecrackers and other fireworks is prohibited.
  - Discharge of firearms including but not limited to, B-B guns, pellet guns, paint guns, arrows, and the like is prohibited, however, the Board shall have no obligation to take action to prevent or stop such discharge.
  - On-site storage of gasoline, heating, or other fuels: A reasonable amount of fuel may be stored on each Unit for emergency purposes and operation of lawn mowers and similar tools or equipment, and the Association shall be permitted to store fuel for operation of maintenance vehicles, generators, and similar equipment. This provision shall not apply to any underground fuel tank authorized pursuant to Article 7, Section 7.10 of the Declaration.

3. Local, County, State and Federal Laws

- Any activity which violates local, County, State or Federal laws or regulations is prohibited, however, the Board shall have no obligation to take enforcement action in the event of a violation.
- Violation of any law or any act to increase insurance costs is prohibited. No Owner or occupant shall do any act or cause or permit anything to be done or kept on its Lot or in or upon the Common Areas that would result in the increase of the cost of, or cancellation of, insurance maintained by Edgemont Highlands or would be in violation of any local, County, State, or Federal law, ordinance, regulation or code of any governmental body having jurisdiction, or of any Rule or Regulation promulgated by the Edgemont Highlands Community Association, or of any provision of the Declaration.

4. Businesses and Occupations

- Any business or trade is prohibited, except that an Owner or occupant residing in a Unit may conduct business activities within the Unit so long as: (i) the business activity conforms to all land use requirements for Edgemont Highlands and La Plata County; (ii) the business activity does not involve door-to-door solicitation of residents of Edgemont Highlands; (iii) the business is secondary to the use of the dwelling as a residential dwelling; and (iv) the business activity does not, in the Board's reasonable judgment, generate a level of vehicular or pedestrian traffic or a number of vehicles being parked in Edgemont Highlands which is noticeably greater than that which is typical of Units in which no business activity is being conducted.
- The terms "business" and "trade," as used in this provision, shall be construed to have their ordinary, generally accepted meanings and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part-time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required.

5. Common Areas

- Littering is not permitted in any of the Common Areas at any time.
- Bicycles are prohibited on all Edgemont Highlands trails, with the exception of the Pioneer Trail.
- Camping is not allowed anywhere within the Common Areas. Picnicking shall be allowed within the Common Areas provided there are no fires and all trash is picked up and disposed of properly.
- Dumping of trash, grass clippings, leaves, or any debris, petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage ditch, stream, or elsewhere within Edgemont Highlands is prohibited.

6. Leasing and Occupancy

- Advertising the use of or using any Unit for operation of a timesharing, fraction-sharing, or similar program whereby the right to exclusive use of the Unit rotates among participants in the program on a fixed or floating time schedule over a period of years, unless such participants are all co-owners of the Unit, is prohibited.
- Advertising for rental of any Unit or renting any Unit for rentals less than 6 months is prohibited.

7. Lodge

- Smoking is prohibited in the Lodge, on the grounds, and in the parking lot.
- Overnight parking in the Lodge parking lot is prohibited.
- Skateboarding and rollerblading is prohibited in the Lodge parking lot.
- Bicycles, skateboards, rollerblades, scooters, and the like use is prohibited on the Lodge entryway(s) and deck, with the exception that they can be stored in the rack in the breezeway.

8. Noise

- The hours between 10:00 pm through 7:00 am, seven days a week are considered quiet hours, during which noise shall be minimized in order that it not be an unreasonable annoyance or nuisance to neighbors. Noise includes, but is not limited to, outdoor music, late-night partying, amplified or motorized sounds.
- At all times, residents shall take care not to disturb their neighbor's right to the quiet enjoyment of their property and neighborhood.
- Construction hours are limited to 7:00 am through 7:00 pm Monday through Friday and 8:00 am through 5:00 pm on Saturdays and national holidays. No interior or exterior construction work is permitted on Sunday.

9. Noxious and Nuisance Conditions

- Pursuit of hobbies or other activities that tend to cause an unclean, unhealthy, or untidy condition to exist outside of enclosed structures on the Unit are prohibited.
- Any noxious or offensive activity, which in the reasonable determination of the Board tends to cause embarrassment, discomfort, annoyance, or nuisance to persons using the Common Area(s) or to the occupants of other Units is prohibited.
- Plants, animals, devices, or other things of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of Edgemont Highlands are not allowed.

10. Parking

- Overnight, multi-day, or permanent parking of any vehicles on public or private streets or thoroughfares is prohibited.
  - In the case of private parties or meetings held by Owners, they may allow their guests to park on the street, exercising respect toward their neighbors' property, generally for a period not to exceed eight hours and not between the hours of 2:00 a.m. and 6:00 a.m., subject to the reasonable discretion of the Board. It is suggested that guests be instructed to first make use of all parking spaces within the Owner's driveway before parking on the street.
  - If a household has guests for an extended stay, the Owner shall have prior written approval from the Association for street parking to be used for the duration of the guest's stay, not to exceed two weeks. Owner and guest(s) shall work with the Association to ensure street parking does not interfere with normal activities such as, but not limited to, street cleaning, maintenance, roadside spraying, and snow plowing.

- It is generally expected that owners who park recreational vehicles as a temporary expedience (up to 48 hours for loading or unloading) will utilize this allowance no more than twice per month.
- EHCA recognizes that conversion vans and class B motorhomes are sometimes used for differently abled persons, and also used for everyday transportation. In the cases where community members have a need to park these types of vehicles in their private driveway on a regular basis, they are required to have prior written approval from the Board. Approval by the Board may require the owner(s) install appropriate screening of the vehicle.
- No vehicle, including but not limited to, trailers, boats, recreational vehicles, or commercial vehicles may be stored or parked for any period of time on an unimproved lot.

#### 11. Pets and Animals

- A reasonable number of dogs, cats, or other usual and common household pets may be permitted in a Unit.
- Raising, breeding, or keeping animals, livestock, or poultry of any kind, except as stated above, is prohibited.
- Dogs must be on a leash and/or otherwise under control of the owner. Voice control is sufficient for this purpose.
- Owners must clean up after their pets at all times and properly dispose of the pet waste.
- Pets shall be inoculated as required by law.
- Incessant dog barking is considered to be a nuisance and grounds for removal.

#### 12. Privacy

- Drones. Unmanned aerial system (UAS), also known as drones, are not allowed to be launched from or landed on any Edgemont Highlands common space, without the prior written authorization from the Board. Drone operators are required to abide by FAA, State and local laws.

#### 13. Property Maintenance

- Structures, equipment, or other items on the exterior portions of a Lot which have become dilapidated, or otherwise fallen into disrepair are not allowed.

#### 14. Protection and Care of Edgemont Highlands

- Any activities which materially disturb or destroy the vegetation, wildlife, wetlands, or air quality within Edgemont Highlands or which use excessive amounts of water or which result in unreasonable levels of sound or light pollution is prohibited.
- No excavation or other earth disturbance shall be performed or permitted within Edgemont Highlands except in connection with the construction of improvements, including landscaping improvements, and then only with the prior written approval of the Architectural Review Committee. Upon completion of construction and improvement and landscaping projects, openings in the ground shall be backfilled and compacted and all disturbed ground shall be graded and landscaped in accordance with the requirements of the Architectural Review Committee. All excavation within Edgemont Metro District must comply with direction found at: <https://www.edgemontranch.com/builders-package>. Any questions are to be directed to [ERMD@edgemontranch.com](mailto:ERMD@edgemontranch.com).

- Obstruction or rechanneling drainage flows after location and installation of drainage swales, storm sewers, or storm drains is prohibited, except that the Association shall have such right; provided, the exercise of such right shall not materially diminish the value of or unreasonably interfere with the use of any Unit without the Owner's consent.
- All landscaping shall be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, fertilization, pruning, removal and replacement of dead or dying plants, removal and or treatment of weeds and noxious grasses and removal of trash.
- Any rock bed areas and dry streambeds shall be maintained in an attractive manner and weeds removed.
- Trees adjacent to structures will be evaluated by owners periodically for potential fire mitigation removal.
- All dead trees must be removed from the property.

#### 15. Motorized Vehicles

- Edgemont Highlands roads are to be used for the ingress and egress of properly licensed motorized vehicles. Use or operation of snowmobiles, all-terrain vehicles, non-licensed dirt bikes, go-carts and the like is prohibited.
- No motorized vehicles are allowed on common areas with the exception of Association projects such as, but not limited to, fire mitigation, dead and diseased tree removal, trail construction, and ditch maintenance.

#### 16. Structures and Occupancy

- No previously erected, modular, or temporary house, structure, or nonpermanent out-building shall ever be placed, erected, or allowed to remain within Edgemont Highlands, except temporary structures or construction trailers being actively used for construction office purposes during the construction of a residence, which temporary structures shall be removed immediately following completion of construction and in any event no later than 1 month following commencement of construction or remodeling unless a written extension is granted by Architectural Review Committee.
- No trailer, incomplete residence, or other structure other than a residence completed in accordance with approved plans shall ever be used or occupied at any time for residential purposes, either temporarily or permanently.
- No completed residence shall be occupied in any manner until all provisions of the Declaration and approval by Architectural Review Committee are met, all conditions of development approval have been complied with, a Certificate of Compliance has been issued pursuant to the Architectural Review Guidelines, and a Certificate of Occupancy has been obtained from La Plata County.
- No person shall live in the garage of a residence.

#### 17. Trash

- Accumulation of rubbish, trash, or garbage except between regular garbage pick-ups is prohibited. Members are encouraged to work with their trash service provider to procure bear-proof receptacles. Receptacles are to be kept in the garage or other non-visible, enclosed area to reduce bear attraction and should be put out on the day of scheduled garbage pick-up.



18. Visual Nuisances

- Storage of excessive amounts of firewood is prohibited. Up to one cord of wood may be stored in the side or rear yard. Wood must be at least fifteen feet from all structures and stacked in such a way as to not become a visual nuisance to neighbors. Owners must actively use the stored wood and rotate in any new firewood. In no instance shall firewood remain stored and unused for an excessive amount of time.
- Recreational, Sports Equipment, and Yard Toys are not allowed to be stored on the front of the Unit. Storage of this equipment and toys is allowed in the rear area of a home provided it is concealed from view as much as possible, kept tidy and shall not be so numerous as to become a visual nuisance to neighbors.
- Inoperable Vehicles (legally; expired tags etc. and/or mechanically; flat tire) are not allowed to remain in private driveways or parked on landscaped areas (i.e. rock, sod, mulch, etc.).
- Car Covers are allowed without prior approval if the following guidelines are met:
  - Shall be manufactured to the specific cover for the vehicle.
  - Shall be a neutral color.
  - Must be well maintained at all times.
  - Covered vehicles must be parked in the private driveway or garage.

19. Wildlife

- Wildlife is common and present in Edgemont Highlands, including but not limited to bears, coyotes, foxes, deer, racoons, skunks, rats, and chipmunks. In order to minimize harmful interactions to both homeowners and wildlife, homeowners shall:
  - Keep all pet food and pet food bowls inside.
  - Keep trash sealed and/or enclosed within the home, and
  - Never leave pets or children unsupervised outdoors.
- Capturing, trapping, or killing of wildlife within Edgemont Highlands is prohibited, except in circumstances posing a threat to the safety of persons or property damage within Edgemont Highlands. Managing 'troublesome wildlife' must be done in accordance with Colorado State, Colorado Parks and Wildlife, and La Plata County laws and regulations (reference La Plata County: [Living With Wildlife Advisory Board](#)).

**EDGEMONT HIGHLANDS COMMUNITY ASSOCIATION, INC.,**

a Colorado nonprofit corporation

By: \_\_\_\_\_

Stephanie Utley, Board Vice President

Date: \_\_\_\_\_

10.3.2024