

Article/ Section/ Paragraph	Current Wording	Proposed Wording	Explanation of Proposed Change
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ARTICLE III – Use Restrictions

3/11/01	<p>Section 11. <u>Construction Restrictions and Materials Storage.</u> No storage of materials will be allowed on any Lot except when enclosed or out of view of the adjoining Lots. During construction material storage and equipment movement and grading will be allowed only in those areas where the structures will be built and those areas to be re-landscaped or enclosed by fences or walls. Other areas of the Lot shall be fenced to prevent access by construction equipment prior to beginning any construction on the Lot. One access point to the fenced area where construction will be allowed shall be provided to the public street. The area to be fenced shall be indicated along with the type of fence on the plot plan submitted to the Architectural Control Committee.</p>	<p>Section 8. <u>Construction Restrictions and Materials Storage.</u> During construction, material storage, equipment movement, and grading will be permitted only in those areas required for construction of the structures. Other areas of the Lot shall be fenced to preserve foliage and natural landscape prior to beginning any construction on the lot. The area to be fenced off shall be indicated along with the type of fence on the plot plan submitted to the ARC. <u>Erosion control fencing should be installed as a minimum.</u></p>	<p>Deleted unrealistic details about material storage.</p> <p>Added erosion control fencing requirement during construction.</p>
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3/12/01	<p>Section 12. <u>Unightly Objects.</u> Refuge piles or other unsightly objects or materials shall not be allowed to be placed or to remain upon any premises, easements or any street unless placed in a suitable container. Garbage cans are to be behind decorative fencing or otherwise hidden from the view of the street.</p>	<p>Section 9. <u>Unightly Objects.</u> Refuse piles or other unsightly objects or materials shall not be allowed to be placed or to remain upon any premises, easements or any street unless placed in a suitable container. Containers for trash, garbage or other refuse must be stored behind decorative fencing or</p>	<p>Corrected spelling -- “Refuge” to “Refuse”.</p> <p>Added that trash containers be hid from view of the street and adjacent lots except on the day of pickup.</p>
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		<p>otherwise hidden from view of the street and adjacent lots, <u>except on the day of trash pickup.</u></p>	
Consensus or Difference			
3/13/01	<p>Section 13. <u>Commercial Vehicles, Campers and Trailers.</u> No commercial-type vehicles, recreational vehicles, campers, trailers, motor homes or trucks shall be stored or parked on any Lot or parked on any street except while engaged in transport to or from a dwelling, unless the same can be stored inside of the garage or otherwise stored at the rear of the Lot out of sight of the street and screened from the view of adjoining Lots. For the purposes of this restriction, a truck having a 3/4 ton manufacturer's rated capacity, commonly known as a pickup truck, shall not be deemed to be a commercial vehicle or a truck.</p>	<p>Section 10. <u>Commercial Vehicles, and Other Items.</u> No commercial-type vehicles, recreational vehicles, <u>boats, ATV's,</u> campers, trailers, motor homes, trucks or similar items as determined by the Board shall be stored or parked on any Lot or parked on any street except while engaged in <u>transport to or from a dwelling unless the same can be stored inside of the garage or otherwise stored at the rear of the lot out of sight of the street and screened from the view of other lots.</u> For the purposes of this restriction, a truck having a 3/4 ton or less manufacturer's rated capacity, commonly known as a pickup truck, shall not be deemed to be a commercial vehicle or a truck. The Board may grant temporary waivers for this restriction, in its sole discretion and upon such terms as it requires, and may further specify the prohibitions regarding vehicles under this Section 10.</p>	<p>Added terms for the Board to grant temporary waivers.</p>
Consensus or Difference			

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3/14/01	Section 14. <u>Nuisances</u> . No noxious or offensive activities shall be carried on upon any Lot nor shall anything be done thereupon which may or may become an annoyance or nuisance to the neighborhood.	Section 11. <u>Nuisances</u> . No noxious or offensive activities shall be carried on upon any Lot nor shall anything be done thereupon which may or may become an annoyance or nuisance to the neighborhood, <u>such as loud noises and barking dogs</u> .	Added barking dogs.
Consensus or Difference			
3/15/01	Section 15. <u>Animals</u> . No persons shall be allowed to keep, breed or raise chickens, turkeys, cattle, horses, sheep, goats, swine, rabbits or any other domestic farm or barnyard animals or fowl on any Lot or erect thereupon any building designed to house the same. This restriction shall not be construed to prohibit any person from keeping dogs, cats or other household pets on any Lot, provided they are not kept, bred or raised for any commercial purpose.	Section 12. <u>Animals</u> . No persons shall be allowed to keep, breed or raise chickens, turkeys, cattle, horses, sheep, goats, swine, rabbits or any other domestic farm or barnyard animals or fowl on any Lot or erect thereupon any building designed to house the same. This restriction shall not be construed to prohibit any person from keeping dogs, cats or other household pets on any Lot, provided they are not kept, bred or raised for any commercial purpose <u>and do not cause any nuisance. All dogs shall be kept on a leash when outside of</u>	Added requirement for dogs to be on a leash. This is just to emphasis a City ordinance.

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	Concensus or Difference	<u>the Owner's Lot.</u>	
3/16/01	Section 16. <u>Temporary Residences.</u> No structure of temporary character, trailer, basement, tent, shack, barn or other outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently and no used structure of any sort shall be moved onto any Lot.	Section 13. <u>Temporary Residences.</u> No structure of temporary character, trailer, basement, tent, shack, barn or other outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently, and no used structure of any sort shall be moved onto any Lot.	
3/17/01	Section 17. <u>Signs.</u> No signs of any kind shall be displayed to the public view on any Lot except one Professional sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder, developer or subdivider to advertise the property during the construction, development and sales period.	Section 14. <u>Signs.</u> <u>Permanent signs are not allowed. Signs of not more than five square feet will be allowed for temporary activities, such as construction, political, or house sale or rent, and must be removed within seven days of the completion of the activity. American flags, flag poles, security notices and service flags are exempt from these restrictions.</u>	<p>State laws require a HOA to permit political signs. The HOA can control size, location, and time of display.</p> <p>Temporary signs showing current property improvements are commonly used by most homeowners.</p>
3/18/01	Section 18. <u>Easements.</u> Easements for the installation and maintenance of utilities and drainage facilities are		Deleted, this is controlled by City ordinances.

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	<p>reserved as shown on the recorded plat and over the rear five (5) feet to each Lot. Within these easements no structure, planting or other material shall be placed or permitted to remain, which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of the flow of drainage channels in the easements; or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each Lot and all improvements on it shall be maintained continuously by the Owner of the Lot except for those improvements for which a public authority or utility company is responsible.</p>		
	<p>Concensus or Difference</p>		
<p>3/19/01</p>	<p>Section 19. <u>Outside Clotheslines, Aerials, Antennas, Carports, Patio Covers and Other Similar Structures.</u> Outside aerials, clothes lines, antennas, carports and patio covers or similar structures shall not be allowed unless approved by the Architectural Control Committee.</p>	<p>Section 15. <u>Outside Clotheslines, Aerials, Antennas, Carports, Patio Covers and Other Similar Structures.</u> Outside aerials, clotheslines, antennas, carports, and patio covers or similar structures shall not be allowed unless approved by the ARC <u>or unless otherwise authorized by federal, state or local law. Satellite dish antennas 24 inch diameter or less will generally be approved.</u></p>	<p>Added words to allow 24 inch satellite dish antennas.</p>
	<p>Concensus or Difference</p>		

Article/ Section/ Paragraph	Current Wording	Proposed Wording	Explanation of Proposed Change
3/20/01	<p>Section 20. <u>Site Distance at Intersections.</u> No fence, wall, hedge or shrub planting, which obstructs site lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street line; or in the case of a rounded property corner, from the inter-section of the street property lines extended. The same sight-line limitation shall apply on any Lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No trees shall be permitted to remain within such distances of such height to prevent obstruction of such sight-line.</p>	<p>Section 16. <u>Sight-lines</u> Distance at Intersections. For the purposes of safety, sight-lines at street intersections should not be obscured and should allow sufficient viewing of oncoming traffic in both directions in accordance with the ordinances of the City of Colorado Springs.</p>	<p>. Details are listed in City ordinances. Changed “Site” to “Sight”.</p>
<p>Concensus or Difference</p>			
3/21/01	<p>Section 21. <u>Unused Vehicles, Vehicle Repairs.</u> Unused vehicles shall not be parked on any street and shall not be parked on any Lot unless the same can be stored inside of the garage. An unused vehicle shall be</p>	<p>Section 17. <u>Vehicle Parking.</u> No vehicle shall be parked in or near the same place upon a street continuously for a period of more than seventy-two (72) hours. Unused vehicles shall not be parked on any street or Lot. An unused</p>	<p>Parking restrictions comply with City ordinances.</p>

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	any vehicle which is not properly licensed or registered. No Lot or street shall be used for the purpose of repair or maintenance of any motor vehicle.	vehicle shall be any vehicle which is not properly licensed or is inoperable for over thirty (30) days as determined by the Board. No Lot or street shall be used for the purpose of repair of any motor vehicle.	
	Concensus or Difference		