

Pertaining to:  
CCOA Rules and Regulations Previously Contained in the Bylaws  
As Revised July 6, 2019; July 3, 2021; October 10, 2022;  
June 27, 2024; January 16, 2025  
Chateau Chaparral Owners Association  
10795 CR 197A, Nathrop, Colorado 81236  
Phone: (719) 395-8282

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## **RULES AND REGULATIONS**

### **A. DEFINITIONS**

- i. Primary Occupants:** Those listed on the Deed of Title, subject to all responsibilities of Article VII of the Bylaws and identified as Lot Owners.
  - a. No more than two (2) pets per unit as living quarters.
  - b. No livestock is allowed
  
- ii. Visitor and Guests:** Other family members and/or Guests or visitors visiting a Primary Owner. The primary owner is responsible for all costs associated with incidents caused by individuals brought into the community by an owner and must be borne by that owner.
  
- iii. Primary Recreation Vehicle:** The Recreational Vehicle identified by owner as the semi-permanent rolling unit such as a travel trailer, 5<sup>th</sup> wheel, motor home, (this includes Class A and Class C models), camper mounted on a pickup (Pickup Campers) or Park Model home used for residency.
  
- iv. Secondary Recreational Vehicle:** Any additional vehicle (travel trailer, 5<sup>th</sup> wheel, motor home (as described in A iii), Class B campers, or Pop-Up Campers used as temporary quarters to house Secondary Occupants.
  
- v. Tents:** Tents may not be used as a Primary Recreational dwelling. The primary recreational vehicle must remain on the Lot while a tent is in use. Tents may be used as Secondary temporary quarters for a period of 15 days per month with no extensions. Guests sleeping in an additional tent or secondary recreational vehicle on the Lot must check 3 days prior with the CCOA Office to obtain a 2<sup>nd</sup> RV authorization form for 15 days per visit per month.

**B. REQUIREMENTS** - The Primary Occupant (owner) may have one (1) RV designated as semi- permanent residence located on his/her Lot, not to exceed forty feet (40') in length excluding hitch and bumper. This unit may be skirted; however, wheels must be on the ground and hitch connected. If skirted, skirt must be painted and neat in appearance. If said hitch is a bolt on hitch it may be removed and stored under the unit. Pickup Campers must remain loaded.

**C.VEHICLE RESTRICTIONS** - The Primary Occupant (owner) may have no more than three (3) visible, operating vehicles for transportation while he/she is at the campground.

- i. **Vehicles are considered** - to be any vehicle licensed to drive on Colorado roads or recreational vehicles that do not require licensing. This includes, but is not limited to, cars, SUVs, pickup trucks, motor homes, campers, and motorcycles, pop-up campers, cargo trailers, boats, and atvs.
- ii. **None of these** - are to be parked in common areas unless specifically approved by the Board of Managers and/or the Park Manager.
- iii. **Motor homes used** - as a residence for temporary quarters to house Secondary Occupants are considered a secondary RV and are not considered a vehicle for transportation.
- iv. **Three visible vehicles** - for transportation are allowed only if your Lot size accommodates them without crossing the property line.
- v. **Definition of an inoperable vehicle** - A car or vehicle that is not capable of being driven under its own propulsion or has other indications of being derelict such as but not limited to, flat tires, broken windows, broken lights or which has not been driven or moved for seven consecutive days.

**D.SECONDARY RV TIME FRAME** - The Primary Occupant (owner) may have a Secondary Recreational Vehicle on his/her Lot for a period of fifteen (15) days per month to accommodate his/her Secondary Occupants.

- i. Member must be in good standing to have a secondary RV Guest.
- ii. Member must check in at least 3 days prior to arrival.
- iii. The architectural committee will be notified of your living unit arrival date and specifications.
- iv. Manager will verify check-in and checkout of Guests.

## **E. LOT RENTALS/GUESTS**

- i. Lot Owners who allow renters on their Lots must advise the Park Manager

- at least 14 days prior to the arrival of the renter.
- ii. Lot Owners who allow **Guests** on their Lots must advise the Park Manager at least 3 days prior to the arrival of the Guests if they plan to park in public areas.
- iii. Lot Owner must be in good standing to be able to rent.
- iv. Owners who rent empty Lots must submit a survey and site map including setback requirements to the architectural committee prior to placement of a living unit.
- v. Owners that rent empty Lots and or living units on their Lots; must submit a rental application information form plus 2 photos of the living unit, 2 weeks prior to the renter arriving.
- vi. Renters must check in with Park Manager prior to parking at CCOA to obtain a vehicle parking pass.
- vii. Renters must return the vehicle park passes to the Park Manager prior to leaving CCOA.
- viii. Lot Owners shall provide Renters with a copy of the Governing Documents at or before arrival.
- ix. Renters/Guests shall abide by all CCOA Governing documents. All costs associated with incidents caused by individuals brought into the community by an Owner must be borne by that owner.

**F. STRUCTURES** - Notwithstanding any law to the contrary, no action shall be commenced or maintained to enforce the terms of any building restriction contained in the provisions of the Governing Documents of the Association, to compel the removal of any building or improvements because of the violation of the terms of any such building restriction, unless the action is commenced within one (1) year from the date from which the person commencing the action knew, or in the exercise of reasonable diligence, should have known of the violation for which the action is sought to be brought or maintained.

**G. Auxiliary or accessory structures under 200 sf**

- a. Greenhouses are considered accessory structures.
- b. Greenhouses are included in the total Lot coverage of 1500 sf.
- c. Structures must meet setback requirements.
- d. There will be no electric, plumbing, or sewer installed in auxiliary structures.

**H. TRAFFIC**

- i. The speed limit in the park is 10 MPH.
- ii. Access roads, alleyways, pedestrian walkways, and common areas are to be kept free of obstructions of any kind.
- iii. Inoperable motor vehicles are not to be parked and left on Owners' Lot or Association Common Areas.

## **I. GENERAL**

i. The discharge of firearms, pellet or bb guns, bows and arrows and slingshots are prohibited on CCOA property.

ii. Unlicensed drivers are not to operate golf carts, ATVs, motorbikes, or any other motorized vehicle unless accompanied in/on the vehicle by a licensed driver.

iii. Absolutely no fireworks are to be used on CCOA property.

iv. Fires are allowed in fire rings. No open fires. All rules and fire bans from Chaffee County must be strictly observed. Water must be kept by fires for emergencies when using a fire device. If you are unsure of fire restrictions, call the Chaffee County Sheriff's office.

v. No lawns are allowed. No sprinklers are to be used. Use hoses and handheld sprinklers to water trees, shrubs and flowers.

vi. Trash is to be placed in dumpsters only. No furniture, mattresses, hazardous materials, tiles, oil, electronics, tires, or objects over four (4) feet long are to be put in or beside the dumpsters. These items must be taken to the Chaffee County Landfill. No trash, garbage, wastewater, or refuse of any kind may be disposed of upon any site. CCOA has security cameras installed to capture the rear and front video of the dumpsters. Owners are responsible for the cost and fines associated with items not allowed in the dumpsters, including the annual roll offs.

vii. Yard sales are to be held only on the CCOA designated date at the Lodge or at individual Lots.

viii. All Lots are to be kept free of trash and debris. All Lots are to be kept in a neat and orderly appearance.

ix. Items that are not used for a period of thirty (30) days or more must be stored in a structure or enclosed space not visible from streets or common property.

x. All Lot Owners are obligated to maintain their Lots, units and any structure in a fire hazard free situation.

xi. All firewood will be neatly stacked at least 4' away from the primary unit and/or propane tanks.

xii. Dead trees, tree limbs, dead weeds and unusable lumber, will be removed within 30 days after receipt of a notice to remove same.

xiii. All Lot Owners will not allow a weed growth on their Lot to exceed ten inches in height. A weed is defined as a plant listed on the Chaffee County Weed List or the Colorado Noxious Weed List. Lot Owners not complying or ignoring a written notice from the CCOA Board will be fined according to the schedule of fines.

xiv. All structures, including shed, decks and additions to units, will be kept in repair and painted to a clean and neat appearance.

xv. Bath houses and laundry room locks are coded to avoid vandalism and use by unauthorized persons. Do not give out codes or open facilities for anyone you don't know and close all doors when finished. Facilities are only for the use of Lot Owners in good standing and their Guests.

xvi. The RV dump station located by the mailboxes is for the use of Lot Owners and their Guests only. No parking is allowed in this area except to use the dump station.

xvii. Pets, dogs and cats, must be kept under control of the owner at all times by means of a leash or fence. Owners are to pick up after their pets when walking them in all areas of the park, including the bridge, private property over the bridge and river trails. Dogs and cats must be kept indoors at night, not left out to disturb others. All pets must have a collar showing current rabies tags. Pets at large are subject to removal by county authorities and/or trapping (refer to CCOA Animal Policy).

xviii. No member or occupant shall post any advertisement or posters of any kind in or on any part of the condominium property except as authorized by the Board of Managers, except for the use of the community bulletin board located in the laundry room.

xix. Quiet time is between 10:00 PM and 6:00 AM.

xx. Unit owners, parents, and guardians are responsible for all actions of their minor children while on CCOA property. The upstairs lodge recreational area requires a minimum age of 16 years old to be upstairs without an adult or guardian. The upstairs lodge recreational area is closed during scheduled CCOA activities in the lodge.

xxi. All CCOA activities may be posted in the Lodge, on the information boards and on the website.

xxii. Any Lot owner, prior to the sale of their Lot, must inform prospective buyers of CCOA's Governing Documents.

xxiii. "Violation Which Threatens Public Safety or Health. With respect to any violation of the Declaration, Bylaws, Covenants, or other Governing Documents of an Association that the Board of Directors reasonably determines threatens the public safety or health, the Association shall provide the Owner an initial letter of the violation informing the Owner that the Owner has seventy-two (72) hours to cure the violation, or the Association may fine the Owner."

OFFICERS' CERTIFICATION: The undersigned, being officers of the Chateau Chaparral Owners Association a Colorado nonprofit corporation, certifies that the affirmative vote of the Membership for the foregoing Document was accepted by the Board of Managers of the Association, at a duly called and held meeting of the Board of Managers on January 16, 2025 and amended in accordance with dates designated above in witness thereof, the undersigned has subscribed his/her name.

CHATEAU CHAPARRAL OWNERS' ASSOCIATION,  
A Colorado non-profit corporation

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

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