

COLUMBINE LAKE COUNTRY CLUB, INC.

Owner's Regulations

Revised December 14, 2013

Columbine Lake Country Club, Inc.
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NOTE: Per the recorded by-laws, article II, Section 4, "By Majority vote of the directors of the corporation, any person or persons entitled to the rights and privileges of membership may be suspended therefrom (a) for nonpayment of charges due the corporation until such time as the same are fully paid, or (b) for failure to comply with rules and regulations of the corporation for such period of time as the directors deem advisable, not to exceed one year. No such suspension shall relieve or discharge the membership from its obligations to pay charges of the corporation."

The rights and privileges of membership include the use of the following community-owned property within Columbine Lake Subdivision: lakes, roads, road rights-of-way, cul-de-sacs, greenbelts, utility easements, parking lots, Lake Accesses I through VI, nature trails, and community owned buildings, including Clubhouse, Office Building, Maintenance Building, and trash enclosure. Community owned property includes: Lot 45 in Block 6; Lots 13, 14, 15, 16, 17, and 30 in Block 9; Lots 30, 58, 80, 81, 82, 83, 84, 85, and 86 in Block 10; Tracts A, B, C, B and E in Columbine Lake Subdivision; Tracts A, B, and C in Blocks 14 and 15 of Columbine Lake Subdivision (formerly Columbine Lake Addition).

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Article I. Responsibilities

Section 1.01

An owner will always be responsible for the actions of himself, his guests, and his tenants at Columbine Lake Country Club, Inc. The Basic Use Rules and Owner's Regulations are an honor system. All members are expected to abide by and help enforce these rules. Any person using the facilities shall be subject to challenge, and failure to prove right of usage will be grounds for ejection from community property.

Article II. Covenants, By-Laws

Section 2.01

All owners are expected to be familiar with Columbine Lake Country Club, Inc.'s Covenants and By-Laws. Copies are available at the office.

Article III. Dues, Membership Cards

Section 3.01

The annual assessment is billed in June and becomes due and payable on July 1st. Assessment period is from July 1st through June 30th. The assessment may be paid in full on July 1st, or one half on July 1st and one half on November 1st. One permanent Owner Card and one permanent Fishing Pass will be issued per lot and will remain valid as long as annual dues, fees or other monies owed have been paid as billed. All membership cards and passes remain the property of Columbine Lake Country Club, Inc. and may be confiscated by any club official, if improperly used. Lots with delinquent assessment payments are subject to late charges and liens.

Article IV. Use of Country Club Facilities

Section 4.01

Owner of record must have a current Owner Card to show freely when signing in, registering guests, or when challenged. The Owner Card admits the Owner and up to 10 guests. An owner who is delinquent in payment of any assessment is considered suspended and may not use any Columbine Lake Country Club, Inc facility. This suspension supersedes any other claim for usage, via renting, as a guest of another paid member, or by ownership of another lot with a paid assessment.

Article V. Guests

Section 5.01

Any family member or guest not accompanied by a card-bearing owner must have a valid Columbine Lake Country Club, Inc. Owner Card or Fishing Pass. Owners are responsible for the actions of their family members and guests at all times, and all rules and regulations apply to all individuals utilizing community facilities.

Section 5.02

Renters are not authorized to use either the Owners Cards or Fishing Passes at any time, and are not authorized to use community facilities, except for the trash dumpster.

Article VI. Group Use Permits

Section 6.01

A member wishing to sponsor a group to use the community facilities must obtain a Group Use Permit from the Clubhouse or Office, and turn it in at least one week in advance, to avoid conflict with other groups wishing to use the facilities at the same time. The clubhouse may not be reserved exclusively by any group. A refundable clean-up deposit will be required, and sponsors are responsible for any damage which occurs during their use of the facilities.

Article VII. Change of Ownership and Address

Section 7.01

The Columbine Lake Country Club, Inc. office is to be notified when a lot changes ownership. The fee for transfer of ownership is \$150.00. A copy of the warranty deed is required for our names/address file.

Section 7.02

The Columbine Lake Country Club, Inc. office is to be notified of any change in mailing address. Other contact information is helpful, such as email address or telephone numbers are helpful and should be provided to the office whenever possible.

Article VIII. Architectural Control

Section 8.01

Before commencing any construction or exterior project, plans must be approved by the Architectural Review Committee. Building Criteria and permit forms are available at the office and online at columbinelake.com. The Committee has 30 days in which to approve or disapprove plans. The Architectural Review Committee must approve all exterior projects including but not limited to houses, additions, garages, roofing, painting and staining, doors and windows, exterior lighting, fences, firepits, and any other structures, which may affect the enjoyment of the Club by other members.

Section 8.02

No excavation in the roads or on private lots will be permitted between October 15th and May 1st; extreme weather conditions may extend this. The use of all heavy equipment is prohibited on weekends, including but not limited to: bobcats, backhoes, graders, dozers, tractors, front end loader, concrete trucks, and cranes; such policy implementation is to be left to the Manager's discretion.

Article IX. Signs

Section 9.01

One neat and orderly "For Sale" sign may be maintained on the property of any residence that is for sale. A "For Sale" sign may not be maintained on any undeveloped lot. All other signs may be posted only with the permission of the Manager, and must be removed in a timely manner. "For Rent" signs are not allowed anywhere within the subdivision.

Article X. Horses

Section 10.01

Horses may be kept in the horse facility from June 1st to November 1. This time period may be affected by weather conditions. The use of the facility is limited to 10 horses at one time. The care, feeding and overall welfare of horses kept in this facility is the sole responsibility of the horse's owner. Horses must be tended daily, to include clean-up of the pasture and stalls.

Article XI. Car & Trucks

Section 11.01

No automobile or truck shall be operated on any Columbine Lake Country Club, Inc. road, unless the same has valid license plates, minimum liability insurance as provided by Colorado law for public roads, and the operator has a valid driver's license.

Article XII. Motor Homes, Tents, Trailers, Campers, Etc.

Section 12.01

Columbine Lake Country Club, Inc. has no rules in place to forbid camping, subject to the restrictions below. However, the Grand County Planning & Zoning Department does not permit camping on any private property. Please be aware that you could be cited and fined by the county for violation of this county prohibition.

- (a) Use as a dwelling is limited to 3 days, without a special use permit. Use permits are available for temporary housing during home construction (6 months) or vacation (3 weeks). Vacation usage on an unimproved lot is limited to 3 consecutive weeks per year, not including intermittent weekend usage.
- (b) Storage of these units is not allowed on vacant lots, or when the owner is not in attendance, except as provided in "a", above. CAUTION: Most mobile homes and campers will not stand the snow load here, and should not be left unattended for the winter.
- (c) These units may not be stored on Columbine Lake Country Club, Inc. community property. Columbine Lake Country Club, Inc. shall not be liable

for damage to any unit that is left on Club property.

Article XIII. Motorcycles, snowmobiles, ATV's, Etc.

Section 13.01

Columbine Lake Country Club, Inc. subscribes to all Colorado laws regarding recreational vehicles, as specified in Colorado Revised Statutes currently in force. The specific rules for CLCC include, but are not limited to:

- (a) The speed limit for all vehicles is 15 MPH on all community roads, cul-de-sacs, parking lots, and road rights of-way.
- (b) Hours of operation are between 8AM and 8 PM.
- (c) Under Colorado law, parents are legally responsible for all actions of their minor children.
- (d) It is strongly advised that children under the age of 12 be actively supervised by a parent or other responsible adult while operating recreational vehicles.
- (e) No stunt riding, sidehill riding, doughnuts or actions which damage the road surface are allowed. (f) No constant circling is allowed. Recreational vehicles are only to be used to go to and from a place or activity.
- (f) Keep noise to a minimum (i.e.: revving of motors, honking of horns, etc.)
- (g) The following violations should be reported to the Grand County Sheriffs Department at (970) 725-3343, including: Public Nuisance (noise, general harassment, unreasonable hours of use, constant circling, etc.), trespassing on private lots, and/or unsafe operation.
- (h) Summer recreational vehicles may not be ridden on any beach, lake access lane, or nature walk trails, except for routine maintenance by Columbine Lake employees.
- (i) All vehicles must be operated in a safe and lawful manner.

Section 13.02 Snowmobiles:

- (a) Snowmobiles may not be operated within Columbine Lake Subdivision after 8 pm, unless going directly to or coming from a trail ride.
- (b) Snowmobiles must be registered, and the operators must comply with current Colorado laws.
- (c) No person shall operate a snowmobile in a careless or imprudent manner within the Columbine Lake Subdivision without due regard for the safety of other owners and property. Reckless endangerment while operating snowmobiles is unlawful and will not be tolerated.

- (d) No person shall operate a snowmobile while under the influence of alcohol or other controlled substance which renders them incapable of the safe operation of said vehicle.
- (e) Use of snowmobiles on the lake during the winter months will be at the owner's risk. Special care will be taken to operate said vehicles in a safe, responsible manner so as to respect the safety and enjoyment of other owners, and other activities such as ice fishing, cross country skiing, skating and snowshoeing.

Article XIV. Boats

Section 14.01

All boats stored on Columbine Lake Country Club property must be identified with the owner's name, and lot and block numbers, applied so that they are visible above the waterline. Overnight storage is limited to the North End of the lake. Boat rack space is allotted by a yearly drawing. All boats must be removed from Columbine Lake Country Club, Inc. community property each year by November 1St (including those in boat racks). Boats removed from community property by Columbine Lake employees will have an initial pick up charge of \$100.00, plus a \$25.00 per month storage fee until the owner reclaims the boat. Columbine Lake Country Club, Inc. is not responsible for damage to boats stored on community property.

Article XV. Snow Removal

Section 15.01

An owner who intends to use or rent his/her property during the winter months must make arrangements for parking area snow removal on his/her property, in order not to block primary roads or cul-de-sacs. If Columbine Lake Country Club has to call a tow truck to clear a roadway, the offending vehicle will be towed at the owner's expense. Vehicles must be parked off the roads, cul-de-sacs and parking lots during the winter months. Offending vehicles may be towed at the owner's expense.

Article XVI. Junk Ordinance

Section 16.01

When used in this Regulation, the term "trash" shall include (but not limited to) any junk, garbage, litter, garden waste, weeds, brush, newspapers, magazines, glass, metal, plastic, or paper parts, furniture, oil, carcasses of dead animals, any noxious or offensive matter of any kind, any object likely to injure any person or create a traffic hazard, or anything else of an unsightly nature, or any other object which has been discarded or abandoned. Included shall be any motorized or non-motorized vehicle, or any type of equipment that requires a State of Colorado, Grand County, or Columbine Lake license registration or permit, which license, registration or use permit has been expired in excess of six (6) months and which is being stored or is abandoned on property within Columbine Lake subdivision.

In the event that trash should accumulate on any lot or tract of land in Columbine Lake Subdivision, Columbine Lake Country Club, Inc. shall give the owner of the

property notice by both regular mail and certified mail with return receipt requested; that said owner shall have thirty (30) days to take corrective action and shall move said items from the property. In the event the trash or vehicles are not removed within the 30 days required by said notice, a violation of the Protective Covenants for Columbine Lake Subdivision will be deemed to have occurred and an action for injunctive relief &/or damages shall be instituted in the Grand County District Court. The owner of the property shall be responsible for all damages, costs and attorney's fees incurred in that action and as provided in the Protective Covenants for Columbine Lake Subdivision.

Article XVII. Animal Control

Section 17.01

All Grand County Ordinances pertaining to the restraint, control, licensing and treatment of pets prevail throughout the Columbine Lake Subdivision. Any animal off the premises of the owner not under the audible or physical control of the owner will be considered to be running at large. Any animal intruding upon the property of another person other than the owner shall be considered to be running at large. This includes undeveloped lots within the Subdivision. It is unlawful for any person owning a dog or other pet animal to permit such animal to run at large. It is also unlawful for any person in possession of someone else's dog or other pet animal to permit said animal to run at large.

Section 17.02

Dogs or other pets which approach another dog or person will be immediately controlled audibly or physically by the owner. Any bite or other injury inflicted by a dog or other pet is the sole responsibility of the owner, and must be reported to Grand County Animal Control at 970-887-2988, or Grand County Non-Emergency Dispatch at 970-725-3343.

Section 17.03

It is unlawful in Grand County, and therefore within the Columbine Lake Subdivision, to harbor any dog or other pet animal which, by any sound, cry or other activity, disturbs the peace, comfort, or property of the inhabitants of the neighborhood. Such disturbance will be considered a public nuisance and should be reported to Grand County Animal Control at 970-887-2988, or Grand County Non-Emergency Dispatch at 970-725-3343.

Article XVIII. Inappropriate Behavior

Section 18.01

The Board of Directors may suspend the rights and privileges of membership of any person or persons who engage in any form of inappropriate behavior while using community facilities. This behavior includes, but is not limited to, loud and abusive activities, drunkenness, abuse of CLCC employees or property, and behavior which is offensive or annoying to other members.

Section 18.02

Suspension of members for inappropriate behavior is subject to the provisions of Section 2.04 of the By-Laws, and must be approved by the majority vote of the directors of the corporation, after an opportunity has been given to the member to give a defense to the action.

Section 18.03

The General Manager, at his or her discretion, may temporarily suspend the rights and privileges of any person or persons based on alleged, or reported acts of inappropriate behavior until such a time as the Board of Directors has had an opportunity to review the circumstances of each individual case.

Article XIX. Basic Rules

Section 19.01 Lake

- (a) Use of the lake, including fishing, swimming and the use of boats, is from daylight till dark. No boats are allowed on the lake after dark.
- (b) Fish limit - 3 per person per day.
- (c) One fishing pole per person. FISHERMAN MUST BE IN ATTENDANCE.
- (d) No chumming for fish. No live minnows as bait. The use of artificial lures and flies is preferred and recommended.
- (e) Bank fishing from community owned lots only (no trespassing on private property). Check maps at the Clubhouse or at the office on the East Beach for locations.
- (f) One life jacket per person in boats.
- (g) No gasoline motors; only electric trolling motors are allowed on the lake during open water times of the year.
- (h) Do not put fish entrails in the lake, or on the ice when cleaning fish. Use the small trashcans provided at the lake accesses.
- (i) Small trashcans at the lake accesses are for fisherman's trash only. Household trash is to be put in the trash compactor at the Clubhouse parking lot.
- (j) In the event that any conveyance, vehicle, structure, equipment or other property (including, without limitation, any snowmobile, ATV, UTV, other vehicle, boat, canoe, kayak, paddle board, other water craft, augur, ice tent, stove, generator, heater, other equipment, dock, chair, table or other furniture) ("Submerged Item") becomes partially or wholly submerged in the Lake, the following shall apply:
 - (i) The Responsible Member at its sole expense shall, as soon as possible, remove the Submerged Item or cause it to be removed and cleanup any

resulting environmental damage. For purposes of these Owners Regulations, "Responsible Member" shall mean any member, who directly owns or operated the Submerged Item, or whose family member, guest or renter owns or operated the Submerged Item, or who gave permission to access the Lake to any person who owns or operated the Submerged Item.

- (ii) If the Responsible Member fails to remove the Submerged Item and to clean up any environmental damage within 72 hours following submersion, Columbine Lake Country Club, Inc. may, at the Responsible Member's sole expense, remove the Submerged Item or cause to have it removed and/or undertake cleanup of any environmental damage.
- (iii) If Columbine Lake Country Club, Inc. removes or causes the removal of the Submerged Item and/or undertakes cleanup of environmental damage, the Responsible Member shall reimburse Columbine Lake Country Club, Inc. for any and all costs related thereto. Such reimbursement shall be made within 30 days following the date that Columbine Lake Country Club, Inc. sends to the Responsible Member an invoice for such costs to the address of such member as shown in the records of Columbine Lake Country Club, Inc. Failure by a Responsible Member to timely reimburse Columbine Lake Country Club shall subject the member to legal action for enforcement and penalties for violation of these Owners Regulations as well as attorney's fees and costs relating thereto. Such reimbursement and costs will be the member's responsibility and collectable in the same manner as an annual assessment.

Section 19.02 Clubhouse/ Swimming Pool/Hot Tub

- (a) Operating hours will be posted at the Community Center.
- (b) No one under 15 years old will be allowed to swim or to be in the sauna or hot tub without an adult (over 18 years of age). For health reasons, infants under 5 years of age are not allowed in the Hot Tub. Hot Tub users must follow regulation posted at the Hot Tub.
- (c) No running, no food or drink, and no pets in the pool area.
- (d) For personal safety and insurance liability, it is strongly recommended that no one swim, use the hot tub or sauna alone.
- (e) No smoking on any level of the Clubhouse or Office building.
- (f) No dogs are allowed in any Columbine Lake Country Club, Inc. building, except for legitimate service dogs.
- (g) Everyone must sign in the Clubhouse when entering.

Section 19.03 Miscellaneous

- (a) Speed limit for all vehicles is 15 mph for safety and dust control. This applies to all community roads, cul-de-sacs, parking lots, and road rights-of-way.
- (b) Keep Columbine Lake Country Club, Inc. facilities clean.
- (c) Lake swimming at your own risk - no lifeguard on duty.
- (d) Be considerate of others at all times. Do not trespass on other owners' property.
- (e) Take all your household trash to the trash compactor by the Clubhouse. Only authorized personnel, as needed, will operate the compactor. Break or cut items to fit into the hopper of the compactor.
- (f) For other trash (appliances, furniture, mattresses, tires, limbs, brush, etc.) there will be large roll-off dumpsters available at the Clubhouse parking lot once a year. At any other time, such trash is to be taken to the Granby Landfill. See the notice at our trash dumpster for details including directions, or call the Granby Landfill at 970-887-2247.
- (g) No Fireworks are allowed in Columbine Lake Country Club, Inc. If it goes "bang", or explodes, or leaves the ground; it is illegal.
- (h) No burning of slash, building materials, or other like substances is allowed in Columbine Lake Subdivision. No burn barrels are allowed.
- (i) No parking of privately owned vehicles is allowed on Columbine Lake roads, rights of way, or other community property. Parking at the Clubhouse is allowed only during normal hours of operation, and no overnight parking is allowed on any community property at any time. This restriction includes, but is not limited to, cars, trucks, trailers, snowmobiles, all types of ATV's, boats, and all forms of recreational vehicles. The General Manager may approve exceptions on a case by case basis.