



Exhibit A - 05/23/24
FENCING & GATE REQUIREMENTS

All Unit owners shall be required to submit an application to the Board prior to entering in a License agreement for beautification of and/or erecting a fence on property commonly referred to as courtyards or alcoves. Applications are reviewed by the Board on a case-by-case basis, and the Board, in its discretion, shall evaluate the application taking into account the below rules and regulations.

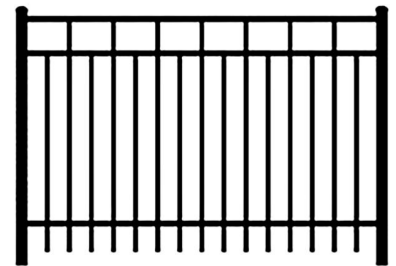
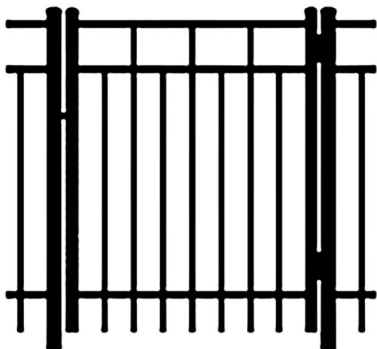
Applications

- Shall identify Unit usage (i.e., is the Unit (1) owner occupied, (2) a long-term rental, or (3) used as a short-term rental)
- Shall include a maintenance plan, including the name and contact information of any third party performing maintenance.
- Unit owners application will provide a detailed plan, including
 - Layout of pavers and type of materials to be used for pavers
 - Type of gravel between pavers (e.g., color and size)
 - Type of plantings
 - Type of planters and material of planters
 - Path lighting layout and materials
 - Pictures of furniture
 - Name of contractor installing improvements, such contractor to be appropriately licensed and insured.
- The application and any follow-ups may request any other information reasonably required by the Board for approval.

Fences/Gates

- Fence and/or gate will be metal only and spacing will be open picket and painted black;
- Fence and/or gate will be set back 5 feet from the furthest point forward on the applicable Unit;
- A height requirement of no more than 42 inches is required for the design of the gate and fence;
- The Unit owner is required to apply for, receive, and, if necessary, maintain a HARC TOWN OF TELLURIDE PERMIT for the fence and/or gate. The fence design and Gate below have already been approved by HARC, all you will need to do is submit for a permit to build the fence and gate.

Fence & Gate Design/Look



The standard style of fencing and gate above can be located at, Home Depot, Lowes, Hoover Fence Co, as well as many more.



Exhibit B - 05/23/24
COURTYARD RULES AND REGULATIONS

All Unit owners shall be required to submit an application to the Board prior to entering in a License agreement for beautification of and/or erecting a fence on property commonly referred to as courtyards or alcoves. Applications are reviewed by the Board on a case-by-case basis, and the Board, in its discretion, shall evaluate the application taking into account the below rules and regulations.

Applications

- Shall identify Unit usage (i.e., is the Unit (1) owner occupied, (2) a long-term rental, or (3) used as a short-term rental)
- Shall include a maintenance plan, including the name and contact information of any third party performing maintenance.
- Unit owners application will provide a detailed plan, including
 - Layout of pavers and type of materials to be used for pavers
 - Type of gravel between pavers (e.g., color and size)
 - Type of plantings
 - Type of planters and material of planters
 - Path lighting layout and materials
 - Pictures of furniture
 - Name of contractor installing improvements, such contractor to be appropriately licensed and insured.
- The application and any follow-ups may request any other information reasonably required by the Board for approval.

Fences/Gates

- Fence and/or gate will be metal only and spacing will be open picket and painted black;
- Fence and/or gate will be set back 5 feet from the furthest point forward on the applicable Unit;
- A height requirement of no more than 42 inches is required for the design of the gate and fence;
- The Unit owner is required to apply for, receive, and, if necessary, maintain a HARC TOWN OF TELLURIDE PERMIT for the fence and/or gate.

Restrictions

In an attempt to provide clear sight lines for all owners of surrounding Units, the following will not be permitted in the courtyard:

- Permanent umbrellas;
- BBQs or firepits;
- Furniture unless approved by the Board on a case-by-case basis
- Storage boxes or shed units
- Other structures or canopies
- Lighting, other than path lighting approved by the Board on a case-by-case basis
- Plantings with a more than a 20 inch height. (No trees and metal planters are strongly encouraged for plants or small ground vegetable gardens)
- No new water or drip systems

Good Neighbor Rules

- All current pet rules will apply to licensee and courtyards
 - No dog runs are permitted
 - Pets are not permitted to be left in courtyards.
- No smoking
- No gatherings or parties
- Normal quiet hours apply
- Sightlines cannot be blocked.
- Twice yearly compliance check will be done by HOA designated personnel