

**WILLOWBROOK MEADOWS HOME OWNERS ASSOCIATION**  
**RULES AND REGULATIONS**  
*Revised July, 2009*

**1. Parking**

The parking of vehicles, trailers, campers, recreational vehicles and recreational equipment shall take place only on improved surfaces. Improved parking surfaces such as, but not limited to, concrete, asphalt or stone pavers are required. Architectural approval from the Willowbrook Architectural Review Committee is required before parking spaces are constructed. Additional improved parking beyond driveway can not exceed 324 sq. ft. Any improved parking additions must be in compliance with Town of Silverthorne code and requirements. The location of said parking should take into account the views from the roadways, the neighbors and the position of the home. Parking areas may not be located on any snow storage easement, including those on an individual homeowners' property or on Willow brook's Common Area [Open Space]. The Town of Silverthorne requires two [2] parking spaces per dwelling unit. Willowbrook has additional requirements for parking. The following table indicates the total number of parking spaces that are required and must be maintained:

Single Family -3	Duplex-5
Triplex-7	Fourplex-10

**Vehicles obstructing dumpster collection due to not being parked in designated parking areas are subject to immediate towing.**

**2. Landscaping**

It is the owner's responsibility to care for and maintain the lot/yard through the use of weed control and other measures to prevent noxious weeds as well as other invasive weeds. Owners are encouraged to plant and cultivate trees and shrubs on their lot[s] for the purpose of beautifying the neighborhood and community. Xeriscape landscaping is allowed per Colorado Law.

**3. Building Materials**

Wood or a composite material that resembles a wood grain finish shall be used. Siding shall be a maximum of 2-inch by 8-inch material in appropriate lengths. Siding may be applied in a combination of diagonal, horizontal or vertical configurations. The material shall be installed according to the manufacturer's specifications. Future technology that fits into the neighborhood environment may be considered by the Architectural Review Committee. The use of moss rock, river rock, field stone, cultured stone, brick, metal siding or stucco, in conjunction with siding, is allowed. Vinyl siding is not allowed.

**4. Fences**

Fences shall be constructed of wood, composite or other materials that meet the intent of Architectural Control. White and chain link fences are not allowed.

**5. Outside Storage**

No fixtures, appliances or other materials shall be stored in any open area or on any lot in such a manner that such material is visible from a neighboring lot or common area [Open

Space]. Construction materials shall not be stored on any parcel for a period exceeding thirty [30] days prior to commencement of construction.

## **6. Maintenance of Buildings**

It is the owner's responsibility to care for and maintain the building or buildings in good condition upon each lot he/she owns, including walkways, paving, and fencing, and make all appropriate repairs and replacements as often as the same shall become necessary.

## **7. Dumpsters**

- Do not place furniture, mattresses, appliances, construction materials or tires in the dumpsters.
- Do not place any hazardous materials in the dumpster. Hazardous materials include such items as motor oils, oil base paints, latex paints in liquid form [dried latex paint is acceptable], herbicides, pesticides, fluorescent bulbs, flammable liquids, batteries, antifreeze, fertilizers, gasoline, propane/grill gas tanks, etc.
- Do not place/leave anything outside the dumpster.
- Do not fill beyond the top of the dumpster.

Close dumpster doors and secure any bear-proofing protection after each use.

NOTE: Complaints regarding alleged violations may be reported by a homeowner, Association's management company or any Board of Directors member by calling Summit Resort Group Property Management - 970-468-9137.

Parking complaints should be sent to the Silverthorne Police Department at 970-262-7320.

## **FINE SCHEDULE**

Initial Notice	Written Warning [10 days for compliance]
Second Notice	\$50
Third Notice	\$100
Subsequent	Pursuit of Legal Action

NOTE: "...A continuous violation, in accordance with the terms of this Policy, such Owner may be subject to a daily fine of \$20 for each day the violation, up to a maximum of 30 days following a notice and opportunity for a hearing as set forth..."