

TAILWIND VILLAGE OWNERS' ASSOCIATION POLICIES, RULES, AND REGULATIONS

The following major policies, rules, and regulations have been adopted by the Executive Board of the Tailwind Village Owners Association. These have been enacted pursuant to the authority granted under the Colorado Common Interest Ownership Act, as well as the Association's Bylaws and Declarations. These policies, rules, and regulations are in force and in effect as of July 31, 2024.

ALL OWNERS AND NON-OWNER OCCUPANTS, GUESTS, RENTERS, AND EMPLOYEES SHALL COMPLY WITH THESE RULES AND REGULATIONS.

Weeds and Landscaping - This policy applies to both developed and undeveloped properties within the Tailwinds Village community. **Weed Control:** Each property owner is responsible for maintaining their property free of weeds. This includes regular removal of weeds to prevent overgrowth and maintain the aesthetic appeal of the community. **Tree Maintenance:** Property owners must ensure that all trees on their property are properly trimmed. Trees should not encroach onto common areas, including the right-of-way between public sidewalks, roads and the owner's property line.

Parking- Parking is permitted solely within the boundaries of private properties or on public streets. Under no circumstances shall any vehicle be parked in a manner that causes any part of the vehicle to extend into the street or alleyway. Compliance with this regulation is mandatory to ensure the safety and unobstructed passage of all residents and emergency vehicles.

Trash Can Storage and Wildlife Prevention- To prevent wildlife disturbances, particularly bear activity, residents must adhere to the following guidelines for trash can storage. Trash cans should be placed at the appropriate pick up location only on the day of scheduled collection and must be returned to a secure location as soon as possible after collection. When not at the pick up location for collection, trash cans must be stored in a secure area, such as a garage or enclosed structure, to prevent access by wildlife. Additionally, ensure all trash is properly sealed within the trash cans to minimize odors that may attract wildlife.

Pet Waste and Noise Control-Residents are required to manage their pets responsibly to maintain the cleanliness and tranquility of our community. All pet owners must promptly clean up and properly dispose of their pet's waste in designated waste bins. Failure to do so is not only unsanitary but also inconsiderate to other residents. Additionally, pet owners must ensure their pets do not create a noise disturbance. Persistent barking or other disruptive noises that affect the peace and quiet of the neighborhood must be controlled. Pet owners are responsible for taking appropriate measures to prevent such disturbances, including training, adequate exercise, and providing necessary attention to their pets.

HOA Dues Payment -All HOA dues shall be paid in full by the 1st day of January each calendar year. Dues can be paid by check or money order. Detailed payment instructions will be provided to all members. **Late Payments**-Payments received 30 days after the 1st of January will be considered late.

Enforcement of Rules, Regulations, and Covenants

In the event that an owner fails to comply with the property maintenance standards and other rules set forth in these covenants, the following enforcement procedures will apply:

1. **First Offense:** The owner will receive a written notice detailing the violation and requesting corrective action within 15 days.
2. **Second Offense:** If the violation is not corrected within 15 calendar days, or if a second violation occurs, the owner will receive a \$100 fine and written notice.
3. **Third Offense:** Upon a third violation or continued non-compliance, the owner will receive a final written notice and an additional fine of \$100. This notice will outline the specific violations, the actions required to remedy the situation, and the timeframe for compliance. It will also inform the owner that failure to comply will result in legal action.
4. **Final Notice and Legal Action:** If the owner fails to address the violations after the final notice, the Association will take legal action to enforce compliance. This may include, but is not limited to, seeking a lien against property, injunctive relief, imposing fines, or assuming maintenance responsibilities at the owner's expense.

The Association reserves the right to recover any costs incurred as a result of enforcing these covenants, including legal fees, from the non-compliant owner.

Owner Responsibility for Tenants, Renters, Property, and Covenants

It is the owner's responsibility to ensure that all tenants and renters are informed of and comply with these rules, regulations, and covenants. Any violations by tenants or renters will be treated as violations by the owner, and the owner will be subject to the same enforcement procedures outlined above. Additionally, the owner must ensure that their property, including any improvements and landscaping, adheres to these standards.

These rules and regulations may be amended at any time by the Executive Board.

The undersigned HOA Executive Board hereby certifies that the foregoing Policies, Rules, and Regulations, as amended by resolution of the Executive Board dated July 31, 2024, are true and correct as approved by the Executive Board.

President	Chirs Courtney
Vice President	Nile Ackerman
Secretary	Debbie Coats
Community Relations	Lucy Blosser
Treasurer	Ron Fore