

GAME TRAIL ASSOCIATION, INC.

RULES AND REGULATIONS

**Adopted by the Board of Directors of
Game Trail Association, Inc., in
Accordance With the Bylaws.**

96-01 Overnight Occupancy of a Home Construction Site, Vacant Lot, or Common Property.
[Adopted July 18, 1996.]

A. The Declaration provides: "No trailer, basement of a partially completed dwelling, tent, garage, barn, shed, or facility erected or maintained on any tract shall at any time be used as a residence." Accordingly, no person shall occupy any Game Trail lot overnight unless it has been improved with a completed structure, which has been approved and built according to the applicable Architectural Control Policy, and which has been issued a Certificate of Occupancy by Chaffee County. Also prohibited is overnight occupancy of any Common Property within the Game Trail Subdivision.

B. This rule is particularly intended to prohibit (1) property owners, their builders and subcontractors from residing overnight at Game Trail during construction of an approved structure (even for short periods) in motor homes, travel trailers, other types of recreational vehicles, or any other form of shelter, and (2) overnight occupancy of a vacant lot or Common Property at any time.

C. To adequately enforce this Rule and Regulation the Association hereby establishes a fine of One Hundred Dollars (\$100.00) per day for each separate violation of this Rule and Regulation, such fine to be assessed according to the Bylaws of the Association.