

**GAME TRAIL ASSOCIATION, INC.**  
**RULE AND REGULATION NO. 98-01**  
**PROHIBITED BUSINESS OR OCCUPATION ON GAME TRAIL**  
**PROPERTY**

Pursuant to that provision of the Game Trail Declaration of Covenants, Conditions and Restrictions which states, "No business or profession which involves the solicitation or invitation of the general public or clients shall be conducted on any lot or in any residence constructed thereon.", the following rule is hereby established to more fully define and express the complete intent of the Covenant provision.

No business or occupation shall be conducted on a Game Trail property which has any outward appearance or effect inconsistent with the residential character of Game Trail. Any acceptable home occupation must be clearly incidental and secondary to the primary use of the dwelling for residential purposes and shall be carried on wholly within the residence or garage structures. No occupation or activity shall be conducted on any property at Game Trail which includes any one or more of the following:

1. Any use that involves customers, clients, or the general public coming onto the premises for goods or services.
2. The generation of increased traffic or parking.
3. Visible evidence of a home occupation outside the building in which the activity is conducted.
4. Utilization of equipment or material which produces noise, electrical or magnetic interference, heat, smoke, dust, light, odors, or other nuisance detectable by ordinary sensory perception outside the building in which the activity is conducted. No hazardous or dangerous material may be used or stored.
5. Outside use or storage of heavy equipment, vehicles, or materials of a commercial nature.

6. Employment of people, other than immediate family members residing in the dwelling unit, to participate in an occupation on the property.
7. The use of a sign, advertisement or indication in any manner on the property of the home occupation or business.
8. Use of water for other than indoor residential purposes.

Home occupations shall additionally be subject to compliance with all other applicable regulations of the State of Colorado, Chaffee County, and other local or regional authorities which impose further requirements than those contained herein. Any violation of these governmental regulations shall also be deemed a violation of this Game Trail regulation and subject to remedial action by Game Trail Association.

The foregoing requirements are not intended to restrict the normal real estate sales activities of Game Trail Company agents or licensed real estate brokers in the sale of Game Trail properties. Further, these requirements do not exclude appropriate contracted operations such as construction and maintenance in the normal development and functioning of the Game Trail property or approved construction or maintenance on individual properties. However, no such real estate agent or contractor shall establish any type of office or business facility, whether in the form of a structure, trailer, vehicle, or other facility, on any property at Game Trail.

In the event that the Board of Directors finds reasonable indication that violation of this regulation may exist, it will give written notification to the property owner concerned who will have 14 days from the date of the notice to respond. If the Board then determines that a violation exists, it will seek to end the violation through its powers described in Article V, Section P of the Game Trail Association Bylaws and by any other appropriate legal remedies. The Board may also assess the owner in violation any costs, legal or other, which the Association incurs in remedying the violation and correcting any damage resulting from it.

GAME TRAIL ASSOCIATION, INC.  
July 31, 1998