

GOOD NEIGHBOR POLICY- APRIL 2021

It is your responsibility, at all times, to KNOW and COMPLY with:

1. Applicable federal and state laws and county ordinances; and
2. HOA covenants, rules, regulations, policies, and guidelines.

It is also your responsibility to keep up-to-date on all applicable modifications to #1 and #2 above.

CONTACT INFORMATION:

1. Provide and keep up-to-date your contact information (name, address, email, phone # and emergency contact (24x7)) to the HOA.
2. Provide (if applicable) and keep up-to-date property manager contact information (name, address, email, phone # and emergency contact (24x7) to the HOA.

QUIET HOURS:

Abide by "Quiet Hours" from 10:00 PM to 8:00AM.

1. Excessive noise at any hour of the day or night, especially if prolonged, will not be tolerated.
2. Check-in/check-out/move-in/move-out and all construction work must be outside of Quiet Hours.

NO SHOOTING:

No hunting and no recreational discharge of firearms is permitted in Game Trail.¹

PROPERTY MAINTENANCE:

At all times, all homes and lots must be clean, sightly, and wholesome in appearance.

RVs/CAMPING:

No RV shall at any time be used as a residence on Game Trail property. No RV can be used for overnight sleeping for more than 7 days in any 30-day period on Game Trail property. When used for overnight sleeping, generator use is prohibited. No more than one RV can be on any property at any time. Exception: Visitors may park their RV in accordance with the above vehicle parking guidance for a period of no more than 7 days in a 30-day period. This exception is limited to 2 total RVs (the GTA owner's permanent RV and the single visitor RV.)

OUTSIDE PARKING:

RVs, boats and other equipment such as utility trailers, snowmobiles and ATVs should be concealed as much as possible from view outside the owner's property. Owners should consider placing these behind the house out of direct view from the road or from neighbors or, if possible, in the garage. Otherwise, no

off- driveway parking is allowed. All vehicles must be currently licensed and drivable/ towable. Any vehicle coverings must be beige, green or brown.

SIGNAGE: No business signage is permitted.

FIRE SAFETY:

Open fireplaces, open fire bowls, open fire pits, charcoal grills, chimenea, and open burning are not permitted at any time on any private lot or public area in GTA. Fireworks of any type are not permitted at any location within Game Trail. Propane grills, pellet grills that control combustion and control emissions, and propane fire pits, fire tables, and fireplaces are allowed.

DARK SKY TRESPASS:

Outside house lights must not be used for continuous illumination of your lot/home during the night. All outside lamps must be of low wattage and shielded to illuminate downward.

PETS:

You are required to clean up after your pet. Pets must be under your direct control at all times. Use the dog corrals off Great Peaks Drive to run dogs off-leash. By Colorado law, it is illegal for dogs to chase wildlife.

WATER:

Water in Game Trail is from augmented wells that are closely controlled by the Colorado Water District. We live in a semi-arid climate, making water a precious commodity. There are restrictions on inside and outside water usage. Automatic watering systems are highly discouraged. More details about outside use can be found at gametrailassn.org under Allowable Use of Outside Water. Outside water use is not approved between November 1-March 31.

ATV:

All motorized vehicles used on Game Trail roads must be operated only by licensed drivers and must not exceed the posted speed limits. This applies to ATVs and all other off-road motorized vehicles. With the exception of new construction, re-models, renovation or fire-safety (e.g., removal of dead trees), all vehicles are restricted to roads and cannot be ridden on any common area or on any Lot except the owner's ACC approved driveway (and then only to enter/exit the Lot).

TRASH:

All trash must be bagged and deposited in the dumpsters located off Great Peaks Drive. Use the Chaffee County dump for all non-permitted items (see dumpster area signage). **NO CONSTRUCTION TRASH IS PERMITTED** in the GTA dumpsters.

RECYCLING:

GTA utilizes single stream recycling. Allowable recycle items such as glass, newspaper, aluminum, cardboard, and plastic can be placed in the same recycle dumpster. **No plastic bags can be put into the recycling containers.** **Recycled cardboard must be flattened.** For more details about recycling, go to gametrailassn.org and search Trash and Recycling Guidelines for Game Trail. Please place the bar securing the lid back into place to prevent the wind from scattering the debris.

HOME EXTERIOR IMPROVEMENTS:

Plans to re-roof, re-stain/repaint or recolor your home must obtain approval from the Architectural Control Committee prior to commencing work. The application is under the Forms and Links tab and is called ACC Applications, Garages, Additions, Etc. Simply email the completed form to the accChair@gametrailassn.org for approval. There is no fee.

COMPLIANCE:

Violations should first be reported to the Member in violation and then to GTA. As appropriate, please call the proper authorities (e.g., police, fire, code enforcement) and not the HOA.

¹ Chaffee County has an outstanding public gun range on Highway 285 between Buena Vista and Salida free of charge; however, a valid hunting or fishing license is required for use of the range for ages 18+.