

Pertaining to:  
CCOA Rules and Regulations Previously Contained in the Bylaws  
As Revised July 6, 2019; July 3, 2021; October 10, 2022  
Chateau Chaparral Owners Association  
10795 CR 197A, Nathrop, Colorado 81236  
Phone: (719) 395-8282

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## **RULES AND REGULATIONS**

### **A. DEFINITIONS**

**i. Primary Occupants:** Those listed on the Deed of Title, subject to all responsibilities of Article VII of the Bylaws and identified as lot owners.

- a. Due to the size of units, lots will be limited to four (4) people.
- b. No more than two (2) pets per unit as living quarters.
- c. No livestock is allowed

**ii. Secondary Occupants:** Other family members and/or guests visiting a Primary Owner.

**iii. Primary Recreation Vehicle:** The Recreational Vehicle identified by owner as the semi-permanent rolling unit such as a travel trailer, 5<sup>th</sup> wheel, motor home, (this includes Class A and Class C models), camper mounted on a pickup (Pickup Campers) or Park Model home used for residency.

**iv. Secondary Recreational Vehicle:** Any additional vehicle (travel trailer, 5<sup>th</sup> wheel, motor home (as described in A iii), Class B campers, or Pop-Up Campers used as temporary quarters to house Secondary Occupants.

**v. Tents:** Tents may not be used as a Primary Recreational dwelling. They may be used as Secondary temporary quarters.

**B. REQUIREMENTS** - The Primary Occupant (owner) may have one (1) RV designated as semi-permanent residence located on his/her lot, not to exceed forty feet (40') in length including hitch. This unit may be skirted; however, wheels must be on the ground and hitch connected. If said hitch is a bolt on hitch it may be removed and stored under the unit. Pickup Campers must remain loaded.

**C. VEHICLE RESTRICTIONS** - The Primary Occupant (owner) may have no more than three (3) visible vehicles for transportation while he/she is at the campground.

**i. Vehicles are considered** - to be any vehicle licensed to drive on Colorado roads. This includes, but is not limited to, cars, SUVs, pickup trucks, motor homes, campers, and motorcycles.

ii. **None of these** - are to be parked in common areas unless specifically approved by the Board of Managers and/or the Park Manager.

iii. **Motor homes used** - as a residence for temporary quarters to house Secondary Occupants are considered a secondary RV and are not considered a vehicle for transportation.

**D. SECONDARY RV TIME FRAME** - The Primary Occupant (owner) may have a secondary Recreational Vehicle on his/her lot for a period of fifteen (15) days to accommodate his/her Secondary Occupants. Such an action will be reported to the Association office specifying the arrival date. Visitors may have an additional vehicle for transportation.

**E. SECONDARY RV EXTENSION** – An extension of ten (10) days may be granted by the Board and/or the Park Manager.

**F. SECONDARY RV STORAGE –**

i. No secondary Recreational Vehicle will be parked on any lot for a period of more than ten (10) days without Primary or Secondary Occupants in residence.

ii. One vehicle, in operating condition, may be parked on the lot without Primary or Secondary Occupants in residence, for an unlimited period of time.

**G. LOT RENTALS/GUESTS**

i. Lot owners who allow renters/guests on their vacant lots must advise the Park Manager at least 3 days prior to the arrival of the renter as to the names of the renters and the type and length of RV they will bring in as well as the license plate number of the RV.

ii. Lot owners shall provide renters with a copy of the Governing Documents at or before their arrival.

iii. Renters/Guests shall abide by all CCOA Governing Documents.

iv. Lots with existing living units may not be rented.

**H. STRUCTURES** - Notwithstanding any law to the contrary, no action shall be commenced or maintained to enforce the terms of any building restriction contained in the provisions of the Governing Documents of the Association, to compel the removal of any building or improvements because of the violation of the terms of any such building restriction, unless the action is commenced within one (1) year from the date from which the person commencing the action knew, or in the exercise of reasonable diligence, should have known of the violation for which the action is sought to be brought or maintained.

## **I. TRAFFIC**

- i. The speed limit in the park is 10 MPH.
- ii. Access roads are to be kept free of obstructions of any kind.
- iii. Inoperable motor vehicles are not to be parked and left on owner's lots or Association Common Areas.

## **J. GENERAL**

- i. The discharge of firearms, bows and arrows and slingshots are prohibited on Association property.
- ii. Unlicensed drivers are not to operate golf carts, ATVs, motorbikes, electric bikes and traveling devices or any other motorized vehicle unless accompanied in/on the vehicle by an adult.
- iii. Absolutely no fireworks are to be used on CCOA property.
- iv. Fires are allowed in fire rings. No open fires. All rules and bans from Chaffee County must be strictly observed. Water must be kept by fires for emergencies when using a fire device. If you are unsure of fire restrictions, call the Chaffee County Sheriff's office at 719-539-2956.
- v. No lawns are allowed. No sprinklers are to be used. Use hoses and hand held sprinklers to water trees, shrubs and flowers.
- vi. Trash is to be placed in dumpsters only. No furniture, hazardous materials, tiles, oil, electronics, or objects over four (4) feet long are to be put in or beside the dumpsters. These items must be taken to the Chaffee County Landfill. No trash, garbage, wastewater, or refuse of any kind may be disposed of upon any site. Dumping stations and garbage stations are provided throughout the campground.
- vii. Yard sales are to be held only on the CCOA designated date at the Lodge or at individual lots.
- viii. All lots are to be kept free of trash and debris. All lots are to be kept in a neat and orderly appearance.
- ix. Items that are not used for a period of thirty (30) days or more must be stored in a structure or enclosed space not visible from common property.

- x. All lot owners are obligated to maintain their lots, units and any structure in a fire hazard free situation.
- xi. All firewood will be neatly stacked away from the primary unit.
- xii. Dead trees, tree limbs, dead weeds and unusable lumber, will be removed within 30 days after receipt of a notice to remove same.
- xiii. All lot owners will not allow a weed growth on their lot to exceed ten inches in height. A weed is defined as a plant listed on the Chaffee County Weed List or the Colorado Noxious Weed List. Lot owners not complying or ignoring a written notice from the CCOA Board will be fined according to the schedule of fines.
- xiv. All structures, including shed, decks and additions to units, will be kept in repair and painted to a clean and safe appearance.
- xv. Bath houses and laundry room locks are coded to keep vandalism and use by unauthorized persons down. Do not give out codes or open facilities for anyone you don't know and close all doors when finished. Facilities are for the use of lot owners and their guests only.
- xvi. The RV dump station located by the mailboxes is for the use of lot owners and their guests only.
- xvii. Pets, dogs and cats, must be kept under control of the owner at all times by means of a leash or fence. Owners are to pick up after their pets when walking them in all areas of the park, including the property at the bridge and river trails. Dogs and cats must be kept indoors at night, not left out to disturb others. All pets must have a collar showing current rabies tags. Pets at large are subject to removal by county authorities and/or trapping.
- xviii. No member or occupant shall post any advertisement or posters of any kind in or on any part of the condominium property except as authorized by the Board of Managers.
- xix. Quiet time is between 10:00 PM and 6:00 AM.
- xx. Unit owners/parents/guardians are responsible for all actions of their minor children while on CCOA property.
- xxi. All CCOA activities may be posted in the Lodge, on the information boards and on the website.

xxii. Any lot owner, prior to sale of their lot, must inform prospective buyer of CCOA's Governing Documents.

xxiii. "Violation Which Threatens Public Safety or Health. With respect to any violation of the Declaration, Bylaws, Covenants, or other Governing Documents of an Association that the Board of Directors reasonably determines threatens the public safety or health, the Association shall provide the Owner an initial letter of the violation informing the Owner that the Owner has seventy-two (72) hours to cure the violation or the Association may fine the Owner."

OFFICERS' CERTIFICATION: The undersigned, being officers of the Chateau Chaparral Owners Association a Colorado nonprofit corporation, certifies that the affirmative vote of the Membership for the foregoing Document was accepted by the Board of Managers of the Association, at a duly called and held meeting of the Board of Managers on August 20, 2017 and amended in accordance with dates designated above in witness thereof, the undersigned has subscribed his/her name.

CHATEAU CHAPARRAL OWNERS ASSOCIATION,  
A Colorado non-profit corporation

By: \_\_\_\_\_

By: \_\_\_\_\_