

**Rules and Regulations as set forth by the Board of Directors
Governing the Duplex Units "Enclave"**

Pursuant to Article and Section 16.7 of the Declaration of Party Wall and Supplemental Declaration of Covenants, Conditions and Restrictions for the Enclave Duplexes, A Part of Prairie Village, ("Declaration") a document executed on March 15, 2004, the Board of Directors "Board" of the Enclave has the authority to adopt, amend or repeal rules and regulations in governing the duplex units.

The Board of Directors has determined that clarification to the Declaration is necessary and has established new rules and regulations to more adequately address the intentions of the homeowners within the Enclave community and represent current conditions of the Enclave.

These rules and regulations are effective as of September ____, 2011 until superseded and are set forth below.

Any references to articles refer to those in the Declaration as it is set forth in the first paragraph of this document.

COMMON TERMS:

Board of Directors: "Board" are the persons elected by the Enclave association of members and who shall have power to enforce these rules and regulations.

Dues: Also known as "fees," are monthly installments of the annual assessment as determined by the Board of Directors.

Duplex Unit: One habitable unit of a residential structure comprised of two habitable units separated by a common wall.

Enclave: The community of the duplex unit owners of the properties located on Olympia Ave in the Prairie Village Subdivision of Longmont, Colorado . The legal description of the properties relating to the Enclave is: Lots 1-14, Inclusive, Block 6, Prairie Village, Filing No. 1, County of Boulder, State of Colorado.

Good standing: Members in good standing are those who are up-to-date with their dues and are without violation of covenants or rules and regulations as determined by the Board.

HOA: The Enclave members.

Member: An owner of one or more of the duplex units in the Enclave.

Owner: A person or entity of record that owns at least one of the lots of the properties of Lots 1-14, Inclusive, Block 6, Prairie Village, Filing No. 1, County of Boulder, State of Colorado, but does not include an interest held merely as security for the performance of an obligation.

Vacant Lot: A building site located on Olympia Ave., Longmont, Colorado in the Enclave community on which there is no permanent residential building.

RULES AND REGULATIONS

(Article 15) HOA Membership and Voting Rights

Only HOA members who are in good standing are entitled to vote on changes or modifications of the HOA rules and regulations or any amendments to the Declaration. There shall be only one vote per duplex unit owned. A HOA member is not in good standing if there are unpaid dues or the member is leasing the duplex unit to a non-owner.

(Article 16) Matters Concerning the Association

The Board shall be responsible for all Enclave filings to be kept current with local and state government offices as legally required.

(Article 17) Covenant for Assessments

Each monthly installment of dues from the member shall be sent to the treasurer of the Board before the 15th of each month. A \$10.00 late charge will be charged to the member's account for dues received after the 15th.

The Board will determine reasonable disbursement of the dues that will cover lawn maintenance, snow removal, and necessary administrative expenses.

(Article 18) Architectural Review Committee

In the absence of an Enclave architectural committee, all external improvements to a residence, including paint, fencing, landscaping and additions, shall be submitted to the Prairie Village Architectural Committee for review.

Any external modifications of a unit, in the absence of an Enclave architectural committee, shall be in accordance with the restrictions of the Prairie Village Architectural Design Guidelines of February 13, 2001 and the Prairie Village Declaration of Covenants, Conditions and Restrictions recorded at reception number 2345858 of the Boulder County Clerk's records.

(Articles 19 and 20) Maintenance and Restrictions

The Board shall obtain bids and contract for maintenance of lawns and maintenance and repairs of sprinkler systems for the Enclave duplex units. Maintenance of lawns shall include mowing, trimming, fertilizing, aerating, weeding, sprinkler turn on with adjustments and turn off with blowouts.

Members shall be responsible for maintaining and replacing their own trees, bushes, and flowerbeds.

The owner of a vacant lot shall maintain the vacant lot, including but not limited to cutting of weeds, as prescribed by the City of Longmont.

The Board shall obtain bids and contract for snow removal to include snow removal from driveways and connecting sidewalks to the front doors. Snow will be removed when it reaches a depth of two inches. (*Prairie Village HOA will be responsible for snow removal of the public sidewalks.*)

Members shall be responsible for all exterior maintenance of their duplex units. Maintenance includes, but is not limited to: painting; window replacement; and repair and replacement of roofs, fencing, and gutters.

Enclave Board of Directors:
