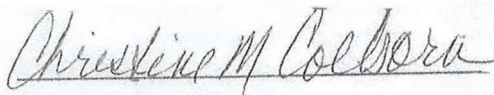


IRON HORSE TOWNHOMES
RULES & REGULATIONS
Policy Addendum - #12

- 12.1 Units are for Residential Use solely. Each Unit shall be used for residential purposes only and shall not be used at any time for business, commercial or professional purpose.
- 12.1.1 No overnight rentals or rentals of dwellings for rental period of less than sixty (60) days shall be allowed.
- Any rental shall be evidenced by written lease that shall state that the lessee shall be subject in all respects to the provision of the Declaration, the Articles, rules and regulations and Bylaws of the Association and to the DRC. The rental of any portion of the dwelling (Unit) shall be prohibited.
- 12.2 No noxious or offensive activity of any type whatsoever shall be carried on within any Lot or the Common Area that shall become an annoyance or nuisance to the occupants of other Lots.
- 12.3 Pets shall be permitted, provided that they are limited to Montrose City code, are kept solely as household pets for private use and NOT for commercial or breeding purposes.
- 12.3.1 Pet waste must be appropriately disposed of immediately and shall not be left on Common Areas.
- 12.3.2 Pets shall be leashed and accompanied by an adult at all times when on Common Areas.
- 12.4 No vehicle that is either non-operational or non-licensed shall be kept or stored on any Lots unless said vehicle is stored in fully enclosed garage.
- 12.5 No outside storage of operations and licensed vehicles such as buses, trucks larger than 1 ton, recreation vehicles, boats, campers, trailers of any kind, or similar vehicles shall be allowed on any Lot unless stored in a fully enclosed garage.
- 12.5.1 Other parking options for such vehicles are available on the streets running east/west on the northern and southern perimeter of the Iron Horse subdivision in accordance with Montrose City parking codes.
- 12.6 No outside clotheslines or antenna shall be permitted on any Lot.
- 12.7 Owners shall be liable for any damage to fences, siding, or roofs from failure of the property owner maintaining trees and bushes in their unit backyards.
- 12.8 All open flame devices, including BBQ Grills and any flammable materials must be stored and used at least 10 feet away from any structure.
- 12.9 Owners who do not reside in their unit are required to keep their mailing addresses and contact information up to date with Heritage Property Management. Owners are responsible for familiarizing their tenants with the HOA's governing documents.
- 12.10 Any violations should be reported directly to Heritage Property Management at 970-243-3186 or info@hpmgj.com.

The undersigned, being the President of the Association, certifies that the forgoing resolution was adopted by the Board of Directors of the Association at a duly called and held meeting of the Board of Directors. On the 2 day of February, 2024. Iron Horse Homeowners Association.



President Christine Colborn