

## LPPO Association Rules and Regulations

This document defines the rules, regulations, and policies for LPPO Association and are intended to explain, clarify and define in greater detail the broad protective standards and restrictions contained in the Covenants document. It is the responsibility of all property owners and visitors to comply with these rules and regulations.

### 1. General and Safety

- a. No ATVs or snowmobiles are to be driven for recreational use on the common roads within the subdivision.
- b. Drone usage must comply with FAA and Colorado law and not violate the privacy of any property owner or visitor or become a nuisance to the neighborhood.
- c. No capturing or killing of wildlife except in circumstances of eminent threat to a person in the Lake Purgatory neighborhood.
- d. Property owners are required to remove dead trees, underbrush, or landscaping that increase fire risk and to ensure property is clean, attractive, and in a good state of repair.
- e. As posted on the signs at the neighborhood entrance, it is necessary to navigate all roads within the subdivision using AWD or 4WD with snow tires or chains in the winter months (November-March) when the roads are snow packed. All neighborhood roads are navigated at the driver's own risk.
- f. Any property owner voluntarily engaging in work or activity within the common areas or easements does so at their own risk.

### 2. Burning on Property

- a. All property owners and renters must comply with burning regulations set forth by La Plata County.
- b. Brush burning needs to be reported to the county per their requirements
- c. If there is not a county fire restriction in effect, owners and visitors can burn outdoors if enclosed on all sides (such as firepit or charcoal grill). Board may inspect enclosures at their discretion to ensure compliance. Anyone witnessing a violation of County or Association fire restrictions is encouraged to contact local authorities.
- d. No fireworks are permitted in the neighborhood at any time regardless of county fire restrictions
- e. Owners shall not permit any conditions on their property that would increase fire hazards or increase cost of insurance to other lot owners, such as the storage of gasoline or other flammable materials, with the exception of amounts consistent with running mowers, generators, or similar equipment. Propane tanks are not included in this rule.

### 3. Construction

- a. Prior to any construction, Property Owners and/or their Contractors must obtain required La Plata County permits, including building permits, as well as LPPO Covenants Committee approval prior to commencing work. The LPPO Covenants document can be found on our website [www.LPPO.org](http://www.LPPO.org) under the HOA board information documents section or as recorded with the La Plata County Clerk. Any property owner with the intent to construct on their property must notify the LPPO Covenants Committee once a building permit application is submitted to La Plata County. The Property Owner is also required to submit electronic versions of construction drawings/plans to the Covenants Committee for review along with

the notification of intent. The covenants committee may contact La Plata County to verify all permits and building plans are properly filed with the county and approved. More details on the construction process can be found on our website under the neighborhood information.

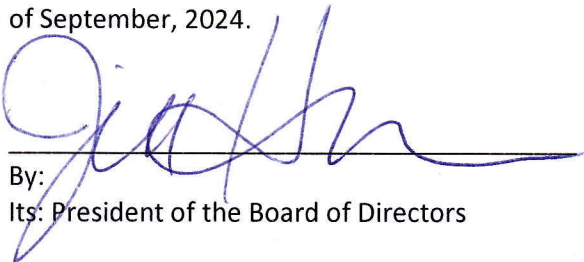
- b. At the time of obtaining a building permit, the board will send the property owner an invoice for the impact fees required for construction, and the following non-refundable fees will be due upon receipt of such invoice:
    - i. \$1000 impact fee for any construction 1000 square feet or greater
    - ii. \$500 impact fee for any construction less than 1000 square feet
    - iii. \$500 road impact fee paid to LPDRA (regardless of size)
  - c. Driveways can be added prior to county building permit approval; however, a property owner shall obtain a driveway permit from La Plata County, as necessary, and shall contact the board to review all culvert construction. A culvert is required where the driveway meets the LPPO maintained road unless the driveway travels downhill from that road. If the driveway travels downhill from an LPPO maintained road, a culvert may not be necessary; however, to ensure proper water flow is maintained, the board must evaluate all driveway construction.
  - d. Wells can be added, with proper permit, prior to County building permit approval.
  - e. All building must follow the LPPO Covenants and all La Plata County building codes in force at time of construction.
  - f. The LPPO Covenants Committee will review the submitted drawings within 2 weeks of receipt and will notify the Property Owner in writing of review Approval or Non-Compliance with LPPO Covenants. Owner shall come into compliance with the LPPO Covenants prior to commencing any work.
  - g. To reduce the damage made by tracked vehicles on the Lake Purgatory Property Owners Association road system, ALL track-based equipment must be trailered within the LPPO boundaries rather than driven. This is particularly applicable to construction activity on individual LPPO lots. In these situations, it is the property owner's responsibility to ensure that their builder(s) is aware of, and follows, this rule. The board may propose a discretionary fine on a property owner should this rule be violated by the property owner or their building contractors.
  - h. Property Owner and/or their Contractor shall notify the LPPO Covenants Committee of completion of construction to request final inspection so the committee can ensure the final construction complies with the LPPO Covenants, and all construction debris has been removed from the property. The impact fee paid for construction does not limit the obligation of the property owner and their contractor to take care in protecting and preserving the common roads and infrastructure to access the property.
4. Rental Property Owners
- a. Any marketing listings for a property within LPPO advertised as a short-term rental is required to state the neighborhood winter driving rules on the listing to ensure anyone interested in the property understands the road conditions prior to reserving the property.
  - b. Any rental agreement provided to a guest who has reserved a short-term rental property must state the winter driving rules.
  - c. If La Plata County has a burn ban in place, all renters and visitors must be notified of the burn ban prior to their arrival.

d. All visitors are required to comply with the LPPO Covenants, and all rules and regulations adopted by the Board. It is the property owner's responsibility to notify visitors of all rules and regulations. Property owners may be fined, at the board's discretion, for violations committed by a visitor of their property.

5. Restricted Activities

- a. Any common household pets that are deemed a danger to persons must be removed at the Board's direction.
- b. Any activity that violates local, state, or federal laws or regulations is forbidden. The Board may choose to enforce a violation of local, state, or federal laws or regulations, but it is not obligated to enforce.
- c. No dumping of trash, grass clippings, leaves or any debris, petroleum products, fertilizers, or potentially hazardous or toxic substances in any drainage ditch, stream, or elsewhere within the subdivision.
- d. Outdoor trash bins or any rubbish that would attract wildlife must be in bear-proof bins or kept inside a garage or enclosed area.
- e. No inoperable vehicles, discarded appliances or machinery, old tires, or any other valueless, unwanted debris may be kept on a property, unless it is adequately screened from public view and protected from disturbance of animals. It is the responsibility of each property owner to appropriately discard such materials. Any unwanted debris as described above, if not removed in a timely manner by the property owner, may be removed by the board at the property owner's expense.
- f. No parking in front of or blocking the dumpster.

Approved by an affirmative vote of a majority of the Board of Directors and effective on the 3rd day of September, 2024.



By: \_\_\_\_\_  
Its: President of the Board of Directors