

**NORTHMOOR ACRES HOMEOWNERS ASSOCIATION, INC.  
ENFORCEMENT OF COVENANT #6 and #8 POLICY**

**The Northmoor Acres Homeowners Association (the “Association”) wishes to adopt an Enforcement Policy for Covenant #6 and #8 (the “policy”). The Declaration, Articles of Incorporation and Bylaws (the “Governing Documents”) of the Association and Colorado State law grant the authority to the Board of Directors (“Board”) to adopt such a policy.**

1. Scope. It is the responsibility of the Association to promote and protect the quality of life and property values within the community. In order to best serve the Association members and comply with Colorado State law, the Board has determined that it is necessary to have a written enforcement policy for Covenants #6 and #8.

**Covenant #6 states:**

**“No commercial enterprise may be conducted except there shall be allowed the right to drill for oil and gas upon any lot or lots upon which no residential property has been constructed or upon common areas within the subdivision and the right to produce oil or gas from any such well or wells, and to use the utility easements created in the plat of the subdivision for underground pipelines to transport any oil or gas produced from any such well or wells. No drilling of any well shall be allowed on a lot unless such lot owned by an owner who has agreed to allow a well to be drilled upon such lot.”**

2. Policy for enforcement of Covenant #6

- a. No lot shall be used for any purpose other than single family residential purposes.
- b. Home occupations which do not generate additional traffic shall not be considered commercial enterprises provided that: the occupation is restricted to the inside of a residential dwelling, no more than 15% of the space within the residential dwelling is used for a home occupation, and the Member conducting such home occupation agrees to comply with reasonable rules and conditions as may be imposed by the Board. However, no home occupation shall be permitted if it unreasonably interferes with the use and enjoyment of another lot within the subdivision.
- c. Garage sales shall be permitted by a Member on any lot provided that the items sold belong to the owner of the lot, the items have not been acquired for the purpose of resale, and provided that such sales be on an infrequent, occasional basis.
- d. An intermittent revenue generating activity such as mowing, snow removal, etc. shall be permitted as long as such activity is occasional, will not be used as a base of operations to be carried on outside of the subdivision, and will not interfere with the reasonable use and enjoyment of any other lot in the subdivision.

**Covenant #8 states:**

**“Each owner shall keep his lot in a sanitary and sightly condition at all times.”**

3. Policy for enforcement of Covenant #8 - this includes, but is not limited to, requiring homeowners to maintain their yard with regular mowing and trimming. Personal property, including vehicles are to be stored in such a way that they do not create an eyesore to your neighbors.
4. Definitions. Unless otherwise defined in this policy, initially capitalized or terms defined in the Governing Documents shall have the same meaning herein.
5. Supplement to Law. The provision of this policy shall be in addition to and in supplement of the terms and provisions of the Governing Documents of the Association and Colorado State law.

6. Deviations. The Board may deviate from the procedures set forth in this Policy if in its sole discretion such deviation is reasonable under the circumstances.
7. Amendment. This Policy may be amended from time to time by the Board.

President's Certification: The undersigned, being the President of the Board of Directors of Northmoor Acres Homeowners Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing policy was approved and adopted by the Board of Directors of the Association in a letter dated July, 2008 and reformatted on April 13, 2016, and in witness thereof, the undersigned has subscribed his/her name.

**NORTHMOOR ACRES HOMEOWNERS ASSOCIATION, INC.**

A Colorado non-profit corporation

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

Susy Ruof, President