

In accordance with Section 703 of the Hunters Point Homeowners Association Declaration Conditions, Covenants, Restrictions and Easements for Hunters Point, the Hunters Point Board of Directors on July 9, 2013 has made the following determination of meaning, effect and application of the following provisions:

- Section 202. Antennas. The following clarification is provided:
  - Per FCC regulations, satellite dishes 1 meter or less are allowed. They should be installed in a location that minimizes visual impact while not impairing acceptable signal reception.
- Section 203. Owner Maintenance. The following clarification is provided:
  - Homeowners are required to maintain sidewalks clean, passable and free of snow and ice.
  - Homeowners are required to mow, cut, water and prune all landscaping on their lot and to maintain landscaping in good condition. This includes removing from the premises diseased trees, unsightly brush, weeds and other unsightly growth and removing any trash which may collect or accumulate on the lot.
- Section 302. Garage Doors. The following clarification is provided:
  - Garage doors may be kept open when in and out access to the garage is required such as when doing yard work, washing cars, children playing, etc.
- Section 304. Clotheslines. The following clarification is provided:
  - Per Colorado Statute #38-33-302(1)(a), retractable clotheslines specifically approved by the AC may be allowed. Retractable clotheslines should be installed to minimize their visual impact. Retractable clotheslines must be set in the retracted position when not in use.
- Section 305. Refuse. The following clarification is provided:
  - The Hunters Point Home Owners Association has selected a single waste and recycling removal provider for Hunters Point. All residents are required to use the trash collection service.
  - Trash containers and recycling bins may be placed at the curb no earlier than 6 am the day of pick up and shall be stored by 8 pm the day of service.
  - Trash containers and recycling bins must be kept covered when at the curb to avoid trash spillage.
  - As the Hunters Point area is exposed to high winds and gusts, every effort to keep trash from spreading outside the container is required.
- Section 306. Nuisances. The following clarification is provided.

- Excessive barking, aggressive behavior, or actions resulting in a threat to safety by dogs is considered a nuisance. Owners should control their dogs so as not to create a nuisance to the neighborhood.
- Section 307. Sound Devices. The following clarification is provided:
  - To the extent that sound devices do not create a nuisance per Section 306, they are allowed.
- Section 311. Transmitters. Cell phones, wireless internet, and transmitters associated with normal household electronics are authorized as long as they do not create interference on other properties.
- Section 312. Animals. The following additional clarifications are provided:
  - No dog, cat or other pet shall be permitted to roam free outside of the owner's yard at any time or be left outside on the owner's property unattended during the owners absence..
  - All pets must be on a leash or under the control of the owner when outside of the yard.
  - Pet owners must immediately clean up their pets deposits on others' property, including common areas.
- Section 313. Parking. The following clarification is provided:
  - In order to facilitate the passing of snow plows and emergency vehicles, regular overnight parking is not allowed. Infrequent overnight parking on public or private streets will be allowed to accommodate unusual events such as visitors or out-of-town guests. In accordance with Colorado Springs code, and because of the safety issue, recreational vehicle parking on the public streets and private drives is not permitted at any time except for the active and expeditious loading and unloading of passengers or property.
  - Parking in the parking lot for the Hunters Point Park and Tennis Court is for users of the facilities. No overnight parking in the parking lot is allowed
- Section 314. Trailers, Campers, etc. The following clarification is provided:
  - Trailers and campers may be parked temporarily for a period of up to three days per 30 day period in private driveways at least ten feet from the back of the sidewalk to accommodate loading and unloading without approval of the AC. Trailers or campers parked any longer require AC approval. No overnight camping is permitted.
- Section 317. Signs. The following additional signs are authorized:
  - One sign indicating that an ongoing project or improvement has been approved by the AC is allowed.

- One political sign per candidate or issue may be displayed beginning 45 days before an election. It must be removed within seven days after the election.
- Alarm company signs.