

**DECLARATION OF PROTECTIVE COVENANTS FOR EASTCLIFFE HOA AMENDMENTS:
Policy Guidance for Eastcliffe Homeowners Association (EHOA)-Clarification of the Protective Covenant
Restrictions**

**AMENDMENT for Eastcliffe Covenants:
July 7, 2018**

**This guidance must be read with and in context with the Protective Covenants for each Eastcliffe
subdivision.**

HOMEOWNERS' RESPONSIBILITIES

It is the responsibility of the lot owner to conform to all state, local, and Eastcliffe HOA Protective Covenants.

- All EHOA lots are restricted to residential use (eg, primary residence, vacation home) only.
- If a party other than the lot owner occupies a dwelling, it is the responsibility of the lot owner to communicate and enforce all state and local regulations, inclusive of Eastcliffe HOA Protective Covenants, (eg. fire prevention-outdoor burning, hunting, firearms discharge, preservation of timber, fireworks, storage, etc.) with the occupant(s).
- It is the responsibility of the lot owner to determine and conduct appropriate fire mitigation activities to promote a defensible space as a wildfire deterrent.
- Excessive storage **in the open** is not allowed in accordance with EHOA Protective Covenants (exception: building materials for use during construction period [>6 months]). No storage allowed on vacant lots.
- Permission is required prior to entering or crossing private property, in accordance with Colorado State Law. Board of Directors members must give the owner ample notice that someone is going on their property and when that will occur. Board of Director members may only enter onto private property without permission in case of a dire safety situation.
- Homeowners shall not engage in abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other homeowners, guests, or occupants.
- Dogs must be controlled when off the lot owners' property.
- Animals allowed in the EHOA include: domestic dogs, domestic cats, or horses.
- No outdoor burning of any kind (camp fires, fire rings, chimineas, etc) with a solid fuel source, with the exception of cooking. Contacting Custer County Sheriff's Office for a burn permit does not supersede the HOA Protective Covenants outdoor burning ban.

ARCHITECTURAL PROJECTS

It is the responsibility of the lot owner to conform to all state and local building codes and planning and zoning regulations, inclusive of Eastcliffe HOA Protective Covenants.