

TWILIGHT TRAILS ESTATES

RULES AND REGULATIONS

These rules and regulations are intended to promote the harmonious and peaceful use of all grounds and facilities at TWILIGHT TRAILS ESTATES and to preserve the property value for all its owners. Owners and users of the common areas should keep in mind that the entire 24 acre property is protected by a conservation easement. The purpose of this easement is to allow the property to remain in its historical state by restricting the majority of the acreage to agricultural open space while allowing wildlife, particularly elk, deer, song birds and water fowl, to continue to frequent the property.

1. The common areas are for the use and enjoyment of all owners and tenants. Please keep these areas attractive by cleaning up after your use.
2. Firearms may not be discharged on any part of the property.
3. Any damage to any common area property should be reported to the home owners association (HOA) immediately and is the responsibility of the owner causing the damage.
4. All users of the Greenbelt must conform to the rules prominently posted in the Greenbelt. The Greenbelt is the most protected part of the property. Users are asked to avoid areas where birds may be nesting, especially in late April through early June. Users are also asked to be especially respectful of elk herds that typically visit the property in winter. Any human or pet activity nearby is absolutely discouraged until the herd has moved on.
5. **The only motorized vehicles allowed on the Greenbelt and any trails within the property are maintenance or construction vehicles.**
6. Dogs must not be allowed to harass wildlife, other neighborhood dogs, horses, equestrians or pedestrians. **Dogs may not run loose outside of their owner's property. HOA reserves the right to require users of subdivision trails and common areas to leash dogs that violate this rule. HOA may also require Owners to fence dogs within the Residential Building Area to allow safe passage of wildlife through the property and prevent wildlife/pet encounters.**
7. Generally, quiet hours are to be maintained after 10:00 PM until 8:00 AM the next morning. Parties that last beyond 10:00 PM should be held inside or participants should be requested to maintain normal noise levels. Residents and guests should be considerate of their neighbors.
8. Loud and offensive music from any source must not be played outside or be heard outside any unit.
9. Noise in the parking areas and streets should be kept to a minimum. Please do not honk horns unnecessarily. Vehicles or motorcycles with loud engines or exhaust pipes are strictly prohibited.
10. The speed limit is 10 mph. throughout the subdivision. This applies to all residents and guests.
11. All leases must be in writing and must provide that the terms of the lease are subject to the provisions of the Declaration of Covenants, By-Laws and Rules and Regulations of TWILIGHT TRAILS ESTATES and that any failure by lessees to comply therewith shall be a default under the lease. Upon request by the HOA, the Owner shall advise the HOA in writing of the names and relationships to Owner or lessee of all the proposed occupants.
12. Vehicles of any kind, other than automobiles, motorcycles and small trucks, must be parked in garages. No overnight parking of large vehicles such as RV's, trailers, boats, trucks, etc. shall be permitted without written HOA approval.

In addition to, but not in lieu of any other remedial measure available to the **Association**, violators of the these rules and regulations may be subject to fines in accordance with Association Bylaws.