

SONDERS FORT COLLINS

RULES AND REGULATIONS

Adopted by the Board of Directors of Waters' Edge Metropolitan District No. 1

On:

I. INTRODUCTION

Sonders Fort Collins Rules and Regulations (hereinafter, the “Rules”) were adopted by the board of directors of Waters’ Edge Metropolitan District No. 1 (the “Metropolitan District”) to protect property values, promote community welfare, and protect and enhance the civic and social interests of the owners and residents, and are intended to complement and clarify the Declaration of Covenants, Conditions and Restrictions for Sonders Fort Collins (hereinafter, the “Declaration”). They are supplementary to all of the terms and provisions of the Declaration, all of which remain in full force and effect. Any capitalized term not otherwise defined herein shall have the definition given in the Declaration.

In addition to these Rules, each of the restrictive covenants in the Declaration must be complied with by owners, residents and occupants and their guests and visitors.

Should you have any questions, please contact the Metropolitan District. Contact information is located on the website: www.watersedgemetrodistricts.com. (add new tab call it homeowner information). Any questions or concerns should be directed to the Metropolitan District Managers.

METROPOLITAN DISTRICT MANAGERS:

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These Rules may be amended or repealed from time to time by the Metropolitan District.

II. RULES AND REGULATIONS

GARAGE SALES.

No approval is necessary for garage sales provided the items for sale are personal household goods and have not been purchased for re-sale in bulk, at auction or estate sale, and such sale is held in such a manner to not disturb other residents of the area. Garage sale days are limited to two (2) consecutive days and all advertising of a sale must be removed no later than end of last sale day. No residence may have more than [four (4)] garage sales in any twelve (12) month period.

TRASH AND REFUSE DISPOSAL.

Trash and recycle containers may be placed at the curbside for pickup after 4 PM the evening prior to the day of the pick-up and must be returned to a proper screened storage location by no later than 9:00 AM the day after the pick-up.

Trash and recycle containers must be stored out of sight at all other times and must be kept in a clean and sanitary condition.

Storing trash and recycle containers in the front of a property is not permitted.

LEASING

The following rules supplement the restrictions on leasing set out in Section 8.17 of the Declaration.

All occupancies by a tenant or guest in exchange for payment to the owner must be in writing and must provide that:

- the Lease is subject to the terms of the governing documents for the Community; and
- the minimum length of occupancy is thirty (30) days.