

☺ CC&R Reminders ☺

- ☺ No structure, whether residence, accessory building, tennis court, swimming pool, antennae, whether on a structure or on a lot, flag poles, fences, walls, exterior lighting, or other improvements, shall be constructed or maintained upon any lot and no alteration or repainting to the exterior of a structure shall be made unless complete plans, specifications, and lot plans, therefor, showing the exterior design, height, building materials and color scheme thereof, the location of the structure plotted horizontally and vertically, the location and size of driveways, the general plan of landscaping, fencing, walls and windbreaks, and the grading plans shall have been submitted to and approved in writing by the Architectural Committee. You may not obtain a building permit through Carbon County until these requirements are met.
Phase 1-4, Article VII, Section 2. Phase 5-6, Article VIII, Section 2.
- ☺ All owners shall maintain a neat attractive appearance on their lots and any structures on it.
Phase 1-4, Article VIII, Section 1. Phase 5-6, Article IX, Section 1.
- ☺ Homes are to have a minimum of 1000 square feet on the main floor living area, this does not include garages, patios, storage, basement or 2nd or 3rd floors or other attached buildings.
Phase 1-4, Article X, Section 4. Phase 5-6, Article XI, Section 4.
- ☺ Exterior walls of all structures on each building lot shall be constructed of natural logs, cedar, stone, stucco accents or brick accents (natural colors).
Phase 1-4, Article X, Section 5 (a). Phase 5-6, Article XI, Section 5 (a).
- ☺ Buildings should be completed in twelve (12) months from the beginning of construction.
Phase 1-4, Article X, Section 5 (e). Phase 5-6, Article XI, Section 5 (e).
- ☺ The entire perimeter of your lot may be fenced using 2,3, or 4 rail lodge pole fences only; or other like fencing with permission of the Architectural Control Committee.
Phase 1, Article X, Section 6 (d). Phase 5-6, Article XI, Section 6 (d).
- ☺ Don't throw trash on the streets or in the common area. Put all trash in a suitable receptacle and take it to the county dumpster. Burning trash in outside incinerators, barbeque pits, or the like is prohibited. All garbage cans are to be inside garages, behind decorative fencing or otherwise hidden from view to the street.
Phase 1-4, Article X, Section 8. Phase 5-6, Article XI, Section 8.
- ☺ All commercial vehicles, campers, trailers, motor homes, boats, or recreational vehicles of any kind are not permitted to be stored or parked on any lot except in a closed garage or hidden behind visual screening, nor parked anywhere on the street. Short-term visits from friends and family may be granted an exception to the above rule for campers, trailers, and motor homes within or on the lot.
Phase 1-4, Article X, Section 10. Phase 5-6, Article XI, Section 10.
- ☺ Campers, trailers and motor homes may be used on the lot owner's property for only three days or less per week.
Phase 1-4, Article X, Section 9 (a). Phase 5-6, Article XI, Section 9 (a).
- ☺ If you are in active construction (12 month period) then the use of campers, trailers or motor homes for the owner, builder, or other sub-contractors is permitted.
Phase 1-4, Article X, Section 9 (b). Phase 5-6, Article XI, Section 9 (b).
- ☺ After a home is built, friends and relatives may park a camper, trailer, or motor home by the permanent residence for not more than 3 days per month. If you want to have them stay longer you have to get written permission from the Board of Directors.
Phase 1-4, Article X, Section 9 (c). Phase 5-6, Article XI, Section 9 (c).
- ☺ No sign of any kind may be displayed to the public view on any lot except on professional sign of not more than ten (10) square feet advertising the property for sale or rent. Small signs displaying the owner's name and street address are allowable.
Phase 1-4, Article X, Section 12. Phase 5-6, Article XI, Section 12.

- ☺ Each lot is to have one entrance/exit to and through each lot from the main road. Gravel, concrete, asphalt surfaced driveways and parking areas are required on all lots.
Phase 1-4, Article X, Section 13. Phase 5-6, Article XI, Section 13.
- ☺ All boats and other recreational vehicles of any kind, shall not be stored or parked on any lots, except in a closed garage, or behind a visual screening.
Phase 1-4, Article X, Section 15 (b). Phase 5-6, Article XI, Section 15 (b).
- ☺ Shooting or hunting is not permitted on Aspen Cove at Scofield property.
Phase 1-4, Article X, Section 19. Phase 5-6, Article XI, Section 19.
- ☺ Nothing shall be done on or within the subdivision that may be or become an annoyance or nuisance to your neighbors at Aspen Cove. Exterior clothes lines are not permitted. No drying or laundering of clothes on balconies, patios, porches, railings or other areas on the home or lot.
Phase 1-4, Article X, Section 24. Phase 5-6, Article XI, Section 24.
- ☺ Every lot owner must take extreme precautions against any activity or action which might create a fire hazard for his own dwelling, property, lot or property of others. No open outside fires unless confined within well-constructed fire pits which are surrounded by at least twelve (12) feet of non-combustible gravel or other material. No outside fires are allowed at all on windy days. All outside fires must be supervised by an adult at all times. You must completely extinguish the fire at the conclusion of use, so it can't reignite. Gas or other commercial barbecues may be used provided they are on concrete pads with at least four (4) feet of concrete surrounding the barbecue. All homes with fireplaces must have special spark and tinder screens on exterior chimney openings. All homes are to have two (2) large commercial-type fire extinguishers. All homes must install and have a yard hydrant thirty (30) feet away from the home on the main 1: water line coming into the house. This shall be a freezeless faucet with back-flow protection.
Phase 1-4, Article X, Section 25. Phase 5-6, Article XI, Section 25.
- ☺ Tents are allowed on the owners own property, but it is intended only for casual, non-permanent uses.
Phase 1-4, Article X, Section 27. Phase 5-6, Article XI, Section 27.
- ☺ Provided anyone conducting archery practice or bow-shooting is accompanied by an adult, these activities are permitted within your own property so long as proper use and safety measures are taken. However, anyone doing so must take extreme precautions not to endanger or harm someone that may be nearby.
Phase 1-4, Article X, Section 28. Phase 5-6, Article XI, Section 28.

These are a few of the important reminders from our Associations "Declaration of Covenants, Conditions and Restrictions" (CC&R's). This is in no way intended to be a modification or substitution for the original CC&R's, it's purpose is for convenience and easy reading. All lot owners should have a copy of the CC&R's. If you do not have one please inquire about getting yours from the Secretary, or President.

These restrictive Covenants are intended to keep the property at Aspen Cove a peaceful, beautiful, and enjoyable place for you, your family and friends for years to come. If you are not abiding by these Covenants warnings will be issued and can result in fines being levied.

Thank-you for your cooperation,
Aspen Cove at Scofield Homeowner's Association Board of Director's