



June 8, 2007

Dear Property Owner

Singletree has now grown to about 950 dwelling units, many of which are in close proximity to one another. The Declaration of Covenants, Conditions and Restrictions (hereinafter the "Declaration") provides the frame work for our residents to live safely and in harmony with one another.

The Declaration, and the Articles of Incorporation of the Association, clearly identify and define Singletree as a residential community. The Declaration also provides the rules, regulations, covenants, conditions and restrictions governing how all residents' property is to be maintained, and how residents are to conduct themselves, all for the purpose of preserving property values throughout the neighborhood, and promoting a safe and harmonious existence among neighbors. Should you wish to examine the Declaration, it is posted on the community web site, www.insidesingletree.com, under the Library heading. The enclosed Rules will also be posted on this web site.

Singletree is now a mature neighborhood, which has enjoyed over 20 years of being in existence. The Association has found that there is a need to implement some new Rules in order to help clarify and better define each of our respective obligations and responsibilities under the Declaration. While some of these new Rules may seem complicated and technical, it is necessary that the Rules be clear and precise to avoid misunderstanding and inconsistencies. These new Rules do not change the Declaration, but rather help to clarify the Declaration by providing specifics and definitions of terms where that has become necessary to respond to questions, concerns and the needs of homeowners that have been brought to the attention of the Association over the years. The Associations authority to issue these rules is provided for in the Declaration.

Enclosed is a new Rule dealing with commercial activity. The Declaration clearly sets forth, that no commercial or business activities may be conducted from a Singletree home. As a residential community the Declaration, by its terms defines and designates Singletree as a residential community, and distinguishes it from a resort community. As such, temporary rental of a home or any portion of that home is not permitted. The Declaration makes clear that each dwelling unit is to be occupied by only one family with only one kitchen. The purpose of this new Rule on this topic is to preserve and protect Singletree as a residential community.

Appearance of the community is another area in which the Declaration and the Design Guidelines seek to protect. The Declaration identifies many items that are not to be visible from any Lot or from any public areas, including the streets. The new Rule on

this issue provides a definition of equipment and other items that a property owner may have on the Lot. The new Rule also addresses where trash containers are to be located, and when the trash containers may be placed out for trash removal.

As the community has aged some homes are showing the need for maintenance, weed control and other remedial care. The new Rule for maintenance addresses this need.

The Association has found that the existing rules governing parking are often misunderstood. Singletree has never allowed any parking on the roads, or on the shoulders of the roads. No parking signs are posted throughout the community. The filling in of drainage ditches and paving makes clear that parking must be on one's Lot in a paved area that is not in the minimum set back, and in an area that has been approved by the Design Review Board. Illegal parking is a serious traffic hazard, and inhibits the ability of Eagle County to safely plow the roads in the winter. The Board supports the Eagle County Sheriff's ticketing of vehicles illegally parked overnight on the roads in Singletree.

It is the Association's hope that these new Rules will assist all homeowners in a better understanding each of our duties, responsibilities and obligations under the Declaration. If you have any questions about the new Rules, you may contact Herb Luhman, Chairman of the Covenant Administration Committee at 970-926-6587. I am also available at 970-926-7020.

The new Rules are being mailed to each property owner as required by the Bylaws of the Association. These new Rules have been adopted by the Board of Directors of the Association.

We appreciate your participation and support in keeping Singletree as a community of choice for the Eagle River valley.

Sincerely

A handwritten signature in black ink that reads "Chuck Powers". The signature is written in a cursive style with a large, looped initial "C".

Chuck Powers
President
Singletree Property Owners Association

Singletree

RULES AND REGULATIONS

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SECTION 1

Maintenance of Structures and Grounds—Berry Creek Ranch Filings Nos. 1-4.

Under Article VI, Section 22 of the Declaration and under Article IV, Section 4.04 of the Bylaws, it is provided that the Board may establish rules and regulations that are deemed necessary for the purposes of the Declaration, including enforcement.

To facilitate a better understanding of the Covenants and Restrictions, and the Declaration, and with out limiting the application there of, the Board has adopted the following Definitions and Rules:

Definitions and Rules—Exterior Maintenance of Structures and Grounds for Lots Sections 1 & 2, Article V of the Declaration.

A. The structures and grounds of each Lot shall be maintained in good repair and in a neat, attractive, sanitary and safe manner by the Owner. Without limiting the application of the foregoing sentence or the Declaration the following maintenance standards are established by these Rules:

1. Painted and stained structures including trim are to be re-painted periodically so the structure is neat and attractive. Areas of peeling paint or faded or blotchy stain on structures are to be repainted or re-stained. All paint and stain color changes to structure, including front and garage doors, are required to be approved by the Design Review Committee.
2. Stucco on structures is to be maintained and areas that show extensive cracking are to be repaired on a regular basis. The repaired areas are to be blended into the rest of the structure.
3. Broken boards, cracked trim and any other deterioration to a structure and all fencing, if any, are to be repaired and where necessary replaced. New, or replacement fencing that is being changed, requires the approval of the Design Review Committee.
4. Roofing is to be properly maintained and when replaced must conform to the existing roofing materials, unless any proposed change is first approved by the Design Review Committee. If the existing materials to be replaced do not conform to Design Guidelines and are to be changed such change must be approved by the Design Review Committee.
5. All landscaping established on a lot, including natural grass is to be maintained by proper watering, trimming and weeding. All significant or material landscape changes must be approved by the Design Review Committee. Xeriscaping is considered a significant or material landscape change.
6. Noxious weeds and dandelions are not allowed on any Lot and are to be removed by the owner by spraying or excavation.
7. Landscaping which is not sustainable by natural precipitation must be supported by irrigation systems which the owner must operate and maintain.
8. The Owner(s) of any Lot must remove and replace dead or damaged landscaping unless otherwise approved by the Association. Thinning and management of landscaping that has become overgrown or is crowding structures and other landscaping the lot may be removed without approval of the Association.

Section 1 continued

9. Driveways must be maintained and replaced when such are badly cracked or show signs of serious deterioration.
10. Nothing in this Rule will limit in any way the obligation of a lot owner to maintain the structures and grounds in good repair.

B. Failure to maintain the structures and grounds of each lot as required by the Declaration and the Rules may result in the Association taking the following actions:

1. The Association may initiate legal action to compel compliance with the Declaration and the Rules.
2. The Association may, but is not required, take actions reasonably necessary to bring the structures and grounds in to compliance with the Declaration and Rules and will include in the regular assessment any costs associated therewith. Under the Declaration such assessments are subject to filing of liens and foreclosure of the lien on the Lot. See Article V, Section 2 of the Declaration.
3. Painting, repair, weed mitigation and other actions of remediation may be done with the use of contractors as may be selected by the Association, with or without bids, and within its absolute discretion. There can be no guarantees that such work would have been done in the same manner or with the same results as the Owner would have expected if such Owner had ordered and supervised the work. The Association has no obligation to consult with the owner other than to provide the notice required in Article V.
4. The Association takes no responsibility for collateral damage to the lot or landscaping on the lot as a consequence of the actions taken under Article V. The Association takes no responsibility for employing Herbicides necessary to remove weeds which may also damage other desirable plants.
5. The Association may include in the costs for remediation and in the amounts of the lien, an administrative charge of not less than \$200, or if a greater amount, up to 20% of the contract cost for remediation of the property as described in Article V.

SECTION 2

Machinery, Implements, Construction Materials and Other Items Placed on Lots—Berry Creek Ranch Filings Nos. 1–4.

Under Article VI, Section 22 of the Declaration and Article IV, Section 4.04 of the Bylaws it is provided the Board may establish rules and regulations that are deemed necessary to provide for the purposes of the Declaration, including enforcement.

To facilitate a better understanding of the Covenants and the Declaration and without limiting the application thereof, the Board has adopted the following Definitions and Rules:

Definitions and Rules: Article VI, Section 5 of the Declaration

The Declaration provides that Machinery and Implements, as defined below, and the other items listed in section 5, namely; trash, litter, junk, boxes, containers, bottles , cans, lumber or building materials, which are placed anywhere on any Lot, may not be visible from any neighboring Lot or public area. No rubbish, refuse, trash, plant litter or garbage shall be allowed to accumulate on any lot.

Placing covers or tarps on machinery or implements or on any of the other items listed in Section 5 will not constitute concealment. Additions to the Lot for exterior shelving, exterior storage or exterior hangers for the property or items listed in Section 5 are not permitted. The restricted items may be placed in the garage.

1. Machinery and Implements, without limiting the general meaning of the terms, will include the following:

- Motor-driven cycles (other than those designed only for highway use) and related trailers.
- ATVs (all terrain vehicles) and related trailers.
- Snowmobile and related trailers.
- Motor-driven devices and related trailers that are primarily designed for recreational uses on terrain that is not suitable for nor normally used by licensed motor vehicles.
- Snow plow blades designed to be attached to motor-driven conveyances, whether attached or not attached.
- Ladders and scaffolding, including commercial racking (whether or not mounted on a vehicle), except when in use for maintenance of the lot.
- All types of motor-operated equipment and tools that are used in construction or maintenance of property unless such are presently in use for the benefit of the lot.
- Mechanical devices that are designed to be attached to motor driven equipment.
- Snow blowers, lawn and landscape maintenance devices including mowers, wheel barrows and trailers, when not in use for that purpose.
- Those items which meet a reasonable interpretation of machinery and implements under dictionary definitions.

2. Machinery and implements will not include the following:

Section 2 continued

- Grilling and barbeque devices, provided such are not used or placed within the minimum set backs. (See Article IV of Section 10(b) of the Declaration.)
- Patio and outdoor furniture, provided such are not placed or used within the minimum set backs.
- Hot tubs, provided such are adequately screened from view of other lots and public areas and are not located within the minimum set backs.
- Children's toys, bicycles and playground devices, provided such are placed (when possible) in areas on the Residential Lot, where street visibility is limited and such are not within the minimum set backs.
- Trampolines, provided such are placed for use in areas on the Residential Lot (but not a Vacant Lot) where street visibility is limited and such are not within the minimum set backs.
- Recreational devices, while in use, which are normally associated with customary family residential use. Provided, that such items are not to be stored outside when not in use and such items are not to be regularly used in the set backs of any lot.
- Vacant lots may not be used for the storage or use of any of the items mentioned in Section 5 and in this Rule.

3. Storage of Construction Materials During a Period of Construction.

Machinery, lumber or other building materials may be stored on a Lot only to the extent that is necessary and relevant to construction currently taking place on the Lot. The above items may be on the Lot where such is required for the construction and only while construction is being diligently and expeditiously pursued on the Lot. Should it be determined that construction is not being pursued diligently or expeditiously, or the items stored are not relevant to the construction Singletree Property Owners Association and or the Design Review Committee, or their agents, may require removal of stored items and may also set reasonable times for construction to be completed.

Any construction materials placed on a Lot during the period of construction are to be kept in an orderly fashion and must be in full compliance with the Design Review Guide Lines.

4. All enclosed structures of any kind must be approved by the Design Review Committee and separate enclosures for storage or any other purposes have not been allowed in Singletree and are strongly discouraged. The addition of structures to a home for storage or any other purpose is not allowed unless first approved by Design Review. It is noted that such proposed additions usually compromise the architectural design concepts of the original structure and are not allowed.

SECTION 3

Commercial Vehicles and Parking –Berry Creek Ranch Filings Nos. 1-4.

Under Article 6, Section 22 of the Declaration and Article IV Section 4.04 of the Bylaws, it is provided the Board may establish rules and regulations that are deemed necessary to provide for the purposes of the Declaration, including enforcement.

To facilitate a better understanding of the Covenants and the Declaration and without limiting the application thereof, the Board has adopted the following Definitions and Rules:

Definitions and Rules: Commercial Vehicles– Article VI, Section 10 of the Declaration

Under Section 10 it is provided that “No lot, streets, private streets, or parking areas shall be used as parking, storage, display, or accommodation area for any type of commercial vehicle, house trailer, camping trailer, boat trailer, livestock trailer, hauling trailer, boat or accessories thereto, a truck larger than a $\frac{3}{4}$ ton pickup truck or any type of motor home except as a temporary expedience for loading, delivery, emergency etc., unless the same shall be stored, parked, or maintained wholly within a Garage area of a Dwelling unit or building with the Garage door in a closed position. This Section also allows trucks or other Commercial Vehicles on the premises where such” are necessary” for the construction of structures.

The following sets out the Definitions and Rules to implement and enforce the Declaration:

1. A “Commercial Vehicle” is defined to include one which is used primarily for business purposes and has racks, tool boxes or other devices designed to carry commercially used machinery and tools, equipment, implements, snowplows, ladders or other devices indicating a commercial use.
2. Vans that have been permitted for passenger service are considered to be “Commercial Vehicles”.
3. Personal use of a Commercial Vehicle will not be deemed to change the definition or status of a Commercial Vehicle as defined herein.
4. The presence of limited signage indicating a logo, business name and telephone number will not in and of itself cause such vehicle to be classified as a Commercial Vehicle; however, a vehicle that is also painted and decorated so as to advertise and promote a commercial business or products is a “Commercial Vehicle”.
5. Commercial Vehicles, trucks larger than a $\frac{3}{4}$ ton truck, and hauling trailers are allowed on a lot for the temporary expedience of loading and unloading, for the construction of structures and for the purposes of providing domestic services and repairs to a dwelling unit. Such Commercial Vehicles, trucks larger than a $\frac{3}{4}$ ton truck and hauling trailers may be allowed on the lot only during the time such are presently necessary for the purposes described in the preceding sentence.
6. An owner or occupant of a lot may not have or store a Commercial Vehicle, a truck larger than a $\frac{3}{4}$ ton truck or a hauling trailer on the lot under the pretext of doing construction on the lot unless such are presently necessary, being used in construction and is the primary reason the afore mentioned vehicles are on the premises. Use of a Commercial Vehicle, truck larger than a $\frac{3}{4}$ ton truck or a hauling

Section 3 continued

trailer to store construction materials or debris are not allowed on a lot as a necessary use unless such is in the process of being loaded or unloaded and the presence of the aforementioned vehicle is temporary. If security is a valid consideration for the storage of material the application of this section may be waived by the Association.

7. Where construction is the reason for the presence of the Commercial Vehicles, trucks larger than a $\frac{3}{4}$ ton truck and hauling trailers, the Association may require the owner or occupant to describe in writing the construction project and the expected completion date. If the Association determines, by comparing the usual time frames with licensed contractors, that the time frame is unreasonable, or the owner refuses to provide the information requested, may require the removal of all Commercial Vehicles, trucks larger than a $\frac{3}{4}$ ton pickup truck and hauling trailers. This paragraph may not be applied to time limits for construction or projects that have been approved by the Design Review Committee as provided in Article VI of the declaration.

Definitions and Rules: Parking—Article IV, Section 10(d)

Under Section 10 it is provided: "Off street parking shall be provided ..." "All Driveways and parking areas on grade in the Subdivision shall be paved. All required vehicle parking in the Subdivision shall be paved."

Parking on the roads and shoulders, is prohibited in Singletree and no parking signs are placed at the entrances to the community. The Eagle County Sheriff can issue tickets for illegal parking on the roads and shoulders. The Association may report violations to the Sheriff.

The Association has requested that daytime parking be allowed by the Sheriff for construction and service providers if the vehicles park on the same side of the road where the construction or the service is taking place, provided that such does not create unsafe conditions or restrict passage of other vehicles using the road. Day time and evening parking on the roads and shoulders for meetings and social events will normally be allowed by the Sheriff. The Sheriff has been asked by the Association to ticket all vehicles that are parked overnight on the roads in Singletree. When and how the Association's requests are complied with is a matter that is completely within the Sheriff's discretion!

The Following Rules for parking were adopted by the Association:

1. Parking for vehicles that are allowed under the Declaration must be off street and only on paved areas that were submitted to and approved by the Design Review Committee.
2. Parking areas paved or otherwise are not allowed in the set backs.
3. Parking areas that are placed in the road right of ways are not "off street" and are not allowed.
4. All of the items identified in Article VI, Section 10 of the Declaration are allowed in Singletree only if parked or maintained in a garage with the garage door in a closed position.

SECTION 4

Lot Maintenance—Use and Placement of Trash and Containers—Berry Creek Ranch Filings Nos. 1-4.

Under Article VI, Section 22 of the Declaration and Article IV, Section 4.04(b) of the Bylaws, it is provided that the Board may establish rules and regulations that are deemed necessary to provide for the purposes of the Declaration, including enforcement.

To facilitate a better understanding of the Covenants and the Declaration, and without limiting the application thereof, the Board has adopted the following Definitions and Rules:

Definitions and Rules: Article VI, Sections 5 and 14 of Article VI of the Declaration

The above mentioned provisions of the Declaration require that no garbage, refuse rubbish, plant litter or cuttings shall be on any lot unless placed in a suitable container that is suitably located. It is also provided that no trash litter, junk, boxes, containers, bottles, cans, implements, machinery, lumber, or other building materials shall be visible. To promote the appearance of Singletree the following rules and definitions will apply:

1. Container Suitably Located on a Lot. All containers used as described in Sections 5 and 14 shall be located, except on pickup days, within the Garage or in an approved enclosure. Should an enclosure be used, it must conform to the Design Review Guidelines and must be approved by the Design Review Committee. Such enclosures should be an integral part of the home and should fully screen the container(s). A trash enclosure shall be considered a structure and may not be located in the Lot minimum set backs.
2. Suitable Container, shall mean a container, when used for garbage or consumable products, must be, covered made of durable materials, plastic or metal and must be animal proof. The use of boxes, uncovered containers or placing of debris on the street that can be distributed by wind or have contents that could attract animals is expressly forbidden. Branches and cuttings from trees and shrubs which are bundled, bagged or other wise contained will need not be in a container and may remain temporarily on the lot until the next pickup day. All containers and removable lids are to be clearly labeled with the Owner's name.
3. Day Scheduled for Pickup, shall mean a 24-hour period in which the containers and bundled branches and cuttings must be placed for pickup, emptied and removed. Suitable Containers, bundled branches and cuttings may be placed for pickup during the evening before pickup, provided, containers and items that were not picked up are removed with the 24-hour period.
4. Animal Control. Animal owners should note Section 2, of Article VI, of the declaration which requires that animals are to be kept under strict control. After a written warning, the Board may take action to bar animals from the community that are allowed to invade trash containers, regularly defecate on another owner's property, or harass wildlife.
5. Bear Warnings. The Association may post "Bear Warning" notices and or signs at various locations in Singletree. Until such notices and signs are removed, containers with garbage and consumables (other than containers

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that are certified to be bear proof) may be placed outside only on the morning of the actual day for trash pickup.

SECTION 5

Use and Occupancy of Residential Dwelling Units—Berry Creek Ranch Filings Nos. 1-4; Including Limitations on Rentals, Home Businesses,

Under Article 6, Section 22 of the Declaration and under Article IV Section 4.04 of the Bylaws, it is provided the Board may establish rules and regulations that are deemed necessary to provide for the purposes of the Declaration, including enforcement.

To facilitate a better understanding of the Covenants and Restrictions and the Declaration, and without limiting the application thereof, the Board has adopted the following Definitions and Rules:

Definitions and Rules—Family and Residential Uses –Article I, Sections, 9, 10 and 21.

Singletree, under the Declaration is a family Residential community, not a resort community, and it is provided in the Declaration that dwelling units in Singletree are to be occupied by families on a regular non-temporary basis. The following summarizes the requirements of the Declaration and provides Rules and Definitions to carry out the purposes of the Declaration for the use and occupancy of Residential Dwelling Units.

1. Each Dwelling Unit in Singletree may be occupied and used by only one family living independently of any other family and may be used solely for Residential occupancy on a non temporary basis. Each dwelling unit will have only one kitchen with cooking facilities, garage and an entrance separate from any other family that could legally occupy the lot.
2. “Non temporary”, means that the occupant has the exclusive right to occupy the Dwelling Unit for a continuous period of at six (6) months or more.
3. A “Family” includes the, (1) traditional immediate family or; (2) no more than two unrelated adults, and their children. A childcare guardian or health service provider who lives in the Dwelling Unit on a regular basis for the purpose of providing services to the Family will be considered to be a Family member.
4. The Association may not apply the Declaration to limit occupancy of a dwelling Unit based on race, color, religion, sex, familial status, handicaps or national origin.
5. The Board of Directors of Singletree Property Owners, upon written request, may find special circumstances that will allow other individuals to occupy the dwelling unit as a Family member. Examples of special circumstances would be when humanitarian considerations have caused the Owner to invite occupancy by a non-family member as or when an exchange student is invited to live with the family.
6. Guests include persons, previously known by the Owner or lessee may occupy the dwelling unit. A person will not be considered a Guest if the person(s) is employed or derives income from business or commercial activities in Eagle, Pitkin or Summit Counties, and the days of consecutive occupancy exceeds 14 days or the total annual occupancy exceeds 30 days. Persons, other than Family members, who pay rent, provide other compensation or share expenses of the Dwelling Unit, are not Guests.
7. Dwelling Units owned by multiple owners, trusts, partnerships, corporations or other legal entities (unless the entity is fully owned by a single Family) , does not change the requirement that occupancy of each Residential Dwelling Unit is to be by only one (1) Family on a non temporary basis. Where ownership is held as described above the

Section 5 Continued

8. Association may require the owner of the Dwelling Unit to designate the Family that will be entitled to occupy the Dwelling unit on a non temporary basis. If a designation of the

Family is not received after a request by the Association it may initiate proceedings to limit occupancy to one family living in the dwelling unit on a non-temporary basis.

9. These rules are not intended to prohibit owners, from time to time, having Guests or family join them for family or social gatherings. The Association asks that when such events take place the neighbors' right to enjoy their properties is respected.
10. Time -sharing, or the creation of time share estates or a fractional fee as defined under Colorado law or Eagle County Regulations are not allowed by the Declaration for any Dwelling Unit or for any Lot. To the extent that such ownership could be allowed by law the persons using the Dwelling Unit must also meet the requirement that the occupancy of a Dwelling Unit must be non temporary and only by a Family as defined herein.
11. Overcrowding of a Residential Dwelling Unit is not permitted. Should the occupancy allowed by these rules cause parking on the streets, limit access to another's dwelling unit, cause excessive noise or negatively impact the quality of life of the neighborhood, the Association may take action against the owner(s) of the Dwelling Unit and may impose reasonable restrictions to cause the overcrowding conditions to be eliminated.
12. When not in residence an Owner or their lessee may wish to have the home occupied by a house sitter for short periods of time. In most cases these arrangements should not exceed 60 days and if the occupants must be a Family as herein defined. The Owner or lessee must provide a neighbor who will be available or the Association contact information and dates when the absence will occur. If rent or compensation is determined to be a primary reason for the occupancy the restrictions contained in the Declaration and the Rules for the Lease and Rental of the Dwelling Units will apply. Should the Association receive complaints about the conduct of the house sitter(s) or should the house sitter(s) violate the Declaration or the Rules it may require the Owner to remove the house sitter.

Definitions and Rules—Lease and Rental of Dwelling Units—Article I, Section 21, Article VI, Section 21 and Article VIII, Section 7.

1. An Owner may lease or rent a Dwelling Unit to a Family, as defined above, provided the term of the lease is for a continuous or non-temporary period, not less than 6 months, and the lease must be for the entire Dwelling Unit. The lease or rental of less than an entire Dwelling Unit to any person is not allowed.
2. While the Dwelling Unit is leased or rented the Owner may not reoccupy the Dwelling Unit as a Guest or otherwise until the lease or rental has been terminated and the lessee or tenant has vacated the premises. This rule will not apply if the owner and the lessee or tenants are Family members.
3. All leases or rental agreements must be in writing and shall provide that failure to abide by the Declaration and the Rules of the Association shall be a default under the lease or rental agreement. Sublets by a tenant or lessee must be for the entire unit and for more than six months to be considered non-temporary. Month to month rental arrangements with a Family for the entire Dwelling Unit that have been in place for over 6 months at the time this Rule is published will not require a written agreement.

Section 5 Continued

4. A Dwelling Unit on a Duplex Unit Residential Lot or a Single Unit Residential Lot may be occupied by only one (1) Family. Renting, or sharing of expenses, in exchange for occupancy of a portion of a Dwelling Unit to a person who is not a member of the Family is not allowed. An apartment or lock off unit in a duplex Dwelling Unit is not allowed. The Association may require the removal of any additional kitchens or cooking facilities that are found to exist in a duplex Dwelling Unit.
5. A single Family residence on a Duplex Unit Residential Lot may not contain more than two Residential Dwelling Units and either or both may be leased on a non temporary basis provided that each Dwelling Unit is used and occupied by only one (1) family living independently of the other family. Each Dwelling Unit must have a separate entrance, an indoor kitchen with cooking facilities, a garage and must otherwise conform with the Eagle County Land Use Regulations. All tap fees must be paid for each unit to the Berry Creek Metropolitan District.
6. Tourist accommodations are expressly prohibited by the Declaration. As a Residential Community no Singletree Dwelling Unit, or a portion thereof, may be occupied as tourist or vacation accommodations. Advertising and internet offerings of a Residential Dwelling Unit for vacation or tourist accommodations, for a period of less than 6 months, will be considered to be an active effort to violate the Declaration.
7. An existing rental arrangement, including month to month, with a Family for an entire Residential Dwelling Unit that that has been in place for more than 6 months, on the date of the mailing of these Rules shall be considered to be non temporary. All other existing rental arrangements shall be reduced to writing and shall indicate the beginning of the lease and the term of the rental agreement or lease shall be for more than six months.

Definitions and Rules—Commercial Uses of Residential Dwelling Units—Article 1, Section 21, Article VI, Sections 10 and 20.

1. Under the PUD Guide for Singletree a home office is permitted use in a Dwelling Unit. Under the Declaration no commercial or business activities may be conducted on any residential lot. To the extent these provisions could be in conflict, the more restrictive definition may be applied by the Association.
2. Examples of commercial and business activities are, accepting at the residence delivery of merchandise for resale or use in the business, maintaining inventory for use in a business, having customers come to the residence, having equipment used in the business being used on the premises or having employees or their vehicles on the premises for business purposes,
3. A home office is permitted in a Residential Dwelling Unit. Occasional sales of items by internet (such as Ebay) will not be considered to be a business. Very Infrequent “parties” to promote the sales of consumer products such as cosmetics, clothes and the like can be permitted as long as there is no interference with the neighbors’ right of quiet enjoyment of their property or parking problems.
4. Employees of an Owner or lessee of a Dwelling Unit (unless members of the Family) may not occupy the Dwelling Unit, and are not Guests as defined in these Rules.