

PROPOSED ADDITIONS TO COVENANTS - JANUARY 21, 2023

MAPLE VALLEY SUBDIVISION FILING NO. 01

JEFFERSON COUNTY

COLORADO

ARTICLE II.

RENTALS AND LEASING OR PROPERTY AND/OR LOT

Owner must notify the Association within 30 days when there is a change in occupants of the property and provide the Association with a copy of the lease and the names of all new tenants and their contact information. All leases must be for a rental period of no less than 90 days. The lease must stipulate that no more than two unrelated adults may reside in the unit. All leases must stipulate that tenants and their guests are to comply with the rules, regulations, covenants, and bylaws of the Maple Valley Homeowners Association. In the event the tenant(s) are out of compliance and continue to be out of compliance after 30 days written notice to the landlord, the property owner will be subject to a penalty surcharge for failing to invoke lease provisions that remedy unacceptable tenant behavior.

BUSINESS USAGE

Maple Valley properties and/or lots and their associated limited common elements are not to be used for conducting commercial business. Parking spaces and common elements cannot be used for business activities or advertisements for business activities. The purpose of this restriction is to maintain the residential character of Maple Valley by prohibiting the additional activity and traffic associated with customers, clients and delivery vehicles. Home occupations and home offices are permitted as long as there is no signage designating the unit as a business, there are no employees/associates that report to work at the unit and the business activity does not generate unusual amounts of noise, light or odors that are troublesome to neighbors.