



Standards of Maintenance

LANDSCAPING:

As stated in the Design Guidelines and Regulations for Grand Elk, the goal of the landscape design is to create harmony between the developed areas within a building envelope and the surrounding natural landscape. It is a further goal that Grand Elk blend with its overall mountain setting. The design intent for the landscaping with Grand Elk is not to replace all existing natural vegetation and features with lush lawns, gardens or other man-made elements. Nor is it the intention to specifically deny the opportunity to modify the existing landscaping to accent the building. Rather, the objective of the guidelines is to ensure that the landscape design blends naturally with the existing environment and that it complements the architecture.

Per the Grand Elk Rules and Regulations:

Landscaping shall be maintained in accordance with approved plans. Any improved landscaped areas such as mulch or gravel beds, paved walkways or other additions and trees must be maintained in a good condition without weeds or overgrowth areas nor without visible landscape fabric. Weeds must be controlled by the property owner. Any xeriscaping areas including rock and gravel shall be maintained in good condition without weeds, overgrowth nor without visible landscape fabric. Any watering devices should not be visible.

Pruning is encouraged for trees and shrubs and owners must clean up fallen or damaged tree limbs each year. Any dead or dying trees or other plantings shall be promptly removed and replaced. A list of recommended plant species is listed in Appendix E of the DRB Guidelines.

While native grasses are encouraged at Grand Elk, the grasses should present a neat appearance and not be allowed to overtake any improved areas such as walkways, driveways, steps or other improved features. Native grass yards must have ground coverage of at least 50%. Vegetation that is near walkways and buildings should be trimmed back in order to maintain a tidy appearance.

All grasses in front, back and side yards must be kept mowed to a maximum height of 10”.

Any areas lacking vegetation should be treated via raking and soil amendments to encourage native vegetation to grow.

Gravel or sand pushed onto the property from snow removal operations onto the easement areas of the property shall be the responsibility of the property owner to clean up in order to maintain a neat appearance. Per the DRB Guidelines, “the DRB encourages landscape plans that include landscaping in the Neighborhood Zone. However, neither the DRB nor the Association shall be responsible for maintenance of such landscaping or for any other damage to such landscaping as a result of road maintenance, repairs or other activities within the street or utilities rights-of-way.”

WEED CONTROL:

While native grasses are allowed within Grand Elk, weeds must be controlled by the property owner. The Grand Elk Owners Association considers all weeds listed under the Colorado Department of Agriculture Noxious Weed Species list as prohibited. This includes List A, B and C species. In addition to that list, the Yellow Sweet Clover is also prohibited within Grand Elk. A full list of noxious weeds can be found at www.colorado.gov/pacific/agconservation/noxiousweeds.

Weeds not only affect the appearance of the subdivision; they also affect the golf course.

A basic overview of the common weeds that are found in Grand Elk include:

<p><u>Yellow Sweet Clover</u>: a spindly, tall weed with small yellow flowers.</p>	
<p><u>Oxeye Daisy</u>: a short-lived perennial that grows 10" to 2' tall with daisy like flowers that are 1" – 2" in diameter. One flower head can produce up to 200 seeds. They have rapidly spreading root systems that can crowd out native plants.</p> <p><i>(Note: oxeye daisy can look like Shasta daisy, an approved flower. The main differences between the two are that Shasta daisy flowers are larger, about 2" in diameter, the plant is taller, and the foliage is fuller, giving the plant a more 'bush like' appearance).</i></p>	
<p><u>Various Chamomiles</u> such as the Corn Chamomile, Scentless Chamomile and the Mayweed Chamomile: the Mayweed chamomile is a bushy annual with solitary white ray flowers and yellow disk centers at the ends of branches and leaves may emit an unpleasant odor when crushed. The Corn Chamomile is also an annual with flowers that resemble daisies. The Scentless Chamomile also has daisy like flowers that are solitary on each stem. Leaves are fernlike and odorless when crushed. Each flower head can produce 300 seeds and a single plant can produce 300,000 seeds.</p>	
<p><u>Various Thistles</u> such as the Musk Thistle and the Scotch Thistle. The Musk thistle is a nonnative biennial forb with a purple/pink flower and thorny long stems. Scotch Thistle also has large purple/pink flowers. As biennial, both plants complete their lifecycle in two years. In the first year, they appear as rosettes and during the second year, the stem bolts, flowers, sets seed and the plant dies. Scotch Thistle can produce up to 14,000 seeds per plant.</p>	

HOME/BUILDING MAINTENANCE

Per the Grand Elk Master Declaration of Protective Covenants:

Each Owner shall maintain their Homesite and all structures, parking areas, and other improvements therein. The responsibility for maintenance shall include the responsibility for repair and replacements, as necessary. The Rules and Regulations may contain specific maintenance and repair requirements.

Per the Grand Elk Rules and Regulations:

All exterior building materials including siding, trim, soffits, fascia, chimneys, garage doors, windows and doors shall be maintained, repainted, repaired or replaced as necessary to always remain in compliance with the

approved plans and present an attractive appearance at all times. Missing roof tiles or shingles shall be replaced with matching materials.

OTHER/MISCELLANEOUS

Per the Grand Elk Master Declaration of Protective Covenants:

(This is a partial list; for the full document, refer to the Grand Elk Master Declaration of Protective Covenants)

Article 7.04: trailers, tents, shacks or any temporary buildings or structures are prohibited except as an actual construction trailer or trailers may be permitted by the DRB in connection with ongoing construction.

Article 7.09: fencing shall be permitted by the DRB only for limited areas but is prohibited for the entire perimeter of homesites

Article 7.10.2: Pets within the Grand Elk community must always be on leash. Pets are not allowed on the golf course. Pet owners need to pick up pet waste. Barking is to be kept at a minimum.

At all times, homesites shall maintain a neat appearance. Outside storage of building materials, garden supplies, tools and other such items are prohibited.



RULES VIOLATION COMPLAINT

- **When completed return to:**
 - Resort Management Group ~ Email: geoa@rmgwest.com or fax 970-887-4090

Date: _____

I. Filed by:

Name: * _____

Address: _____

Daytime telephone number: _____

Email address: _____

Signature: _____

** All complaints must be signed above to be processed.*

II. Complaint Particulars

1. Filed against: _____

Address: _____

2. **Cite rule violated directly from the current HOA Rules and Regulations (available at www.associationonline.com. Select 'homeowner' then 'unsecured accounts' or at www.grandelkliving.com):**

3. Date and time of violation: _____

4. Complaints containing profanity of any sort will not be processed.

5. Complaints submitted without following the preceding requirements will not be processed.

6. Details of the complaint: _____

(If additional space is needed please attach a separate sheet of paper.)

7. Attach any and all photos documenting the alleged violation.

For assistance with completing this form, please contact Resort Management Group at
1-800-325-0798, option 4 or
email geoa@rmgwest.com

FOR RULES COMMITTEE USE ONLY

Date Initial Complaint Received: _____ Complaint Number _____

Date Notification Sent to Interested Parties _____

NOTE: All additional correspondence concerning this complaint should refer to the above complaint number.

Response from
owner: _____

Date set for Board hearing _____ (if applicable)

Resolution: _____

FOR RULES COMMITTEE USE ONLY

Date Response Received from the alleged rules violator: _____

Date Processed by Board of Directors _____

Action Taken on Complaint by Board _____

Date Notification of Board Action Sent Out _____

Resolution _____

Closed on: _____