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Gilbert Ortiz Clerk/Recorder, Pueblo County, Co



NOTICE OF  
RULES REGARDING HOME OFFICE  
OF  
ESTATES AT WALKING STICK I ASSOCIATION

NOTICE IS HEREBY GIVEN that The Estate of Walking Stick I Association, a Colorado nonprofit corporation, (the "Association") operates under its Declaration of Covenants, Conditions and Restrictions (the "Declaration") which was recorded April 29, 1994 in Book 2729, beginning at Page 840, in Reception No. 1042955, of the real property records of the Clerk and Recorder of Pueblo County, State of Colorado.

AND THAT the Association has adopted the attached Rule Regarding Home Offices which was adopted pursuant to the Declaration and which is attached hereto and incorporated herein by this reference. Copies of any rules and regulations now or hereafter adopted by the Association may be obtained from the Association's registered agent at the address registered with the Colorado Secretary of State.

The Rule may impose duties, provide rights and affect the ownership, use, encumbrance, possession and control of the real property described in the Declaration and may bind all owners and other persons or parties who use, occupy, possess, encumber or own any interest in said real property. Violation of the Rule may result in the imposition of fines, recovery of attorneys' fees, and other legal remedies, and the Association may require payment of all fines, assessments, and other sums and correction of all violations on or before any sale, transfer or conveyance of any portion of the above described real property.

**The Rule is subject to past, present and future amendments, change, addition and modification without additional or further recorded notice.**

ESTATE AT WALKING STICK I ASSOCIATION  
a Colorado Nonprofit Corporation  
P O. Box 8358  
Pueblo, CO 81008-8358



## RULE REGARDING HOME OFFICES

The Declaration of Covenants prohibits “business or commercial enterprise or other non-residential use” of Lots, but does not define those terms. Pursuant to Section 5.5.1 of the Declaration, the Board has determined that “home offices” are allowed under the Declaration so long as they meet the requirements of this Rule.

A “home office” activity is a secondary or incidental use of a Residence. The following minimum shall apply to any home office activity conducted from any Residence:

- (a) only a home office shall be permitted to be conducted from a Residence, and no sale of goods, supplies, inventory or other products shall be permitted, no matter how marketed, unless strictly incidental to the performance of the service. Industrial, automotive and manufacturing activities are not allowed;
- (b) such activity shall be clearly incidental or secondary to the use of the Residence for residential purposes, and the use of the Residence for such purposes shall not cause or result in any visual or other essential change in the residential character of the Property. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home office;
- (c) no person employed, contracted with or consulted in connection with such activity shall participate in operations at, or conduct operations from, the home office, such activity to be conducted only by a person or persons residing at the Residence;
- (d) the home office activity shall be contained entirely within the Residence, and shall not involve any outside activity or exterior storage;
- (e) the operation of a home office activity shall not result in the elimination of the residential use of the garage, kitchen or all of the bedrooms;
- (f) there shall be no advertising of the home office activity visible outside of the Residence; no signage shall be allowed;
- (g) the home office activity shall not bring more than one client to the Residence at any one time and shall ordinarily not result in repeated, recurring or ongoing visits by clients or others;
- (h) the home office activity shall be conducted in compliance with all building, fire, zoning, health and environmental laws, codes and regulations;
- (i) the home office activity shall not result in foot traffic or vehicular traffic or parking not ordinarily associated with normal residential use of the Property;



- (j) no activity associated with the home office activity shall be allowed which results in detrimental impact upon the surrounding neighborhood; and
- (k) any mechanical, electrical or electronic machinery or equipment used in the home office activity must be operated in a fashion so that no noise, vibration, glare, fumes, odors, heat or electrical interference are detectible to the normal senses beyond the boundary line of the Lot, and in no case shall any equipment be allowed which involves the use of hazardous, explosive or highly flammable substances or which produces hazardous, explosive or highly flammable wastes or products nor shall hazardous, explosive or highly flammable materials be stored on the Property.

Nothing herein shall be deemed to limit or restrict the right power and authority of the Board of Directors to interpret or promulgate additional or substitute minimum standards, rules, regulations or procedures with respect to home office activities. The Board of Directors shall be the sole authority with respect to home office uses and shall exercise broad discretionary powers in this regard. If a home office is having an unwanted impact on the neighborhood, the Board shall promptly notify the homeowner of the objectionable conduct, and the homeowner shall correct the offense or cease doing the home office activity from the Residence.

Adopted this 1 day of November, 2010.

BOARD OF DIRECTORS  
THE ESTATES AT WALKING STICK I  
ASSOCIATION, a Colorado nonprofit corporation

By Kurt Peterson