

ARROWHEAD IMPROVEMENTS ASSOCIATION, INC., CAMPING AND RECREATIONAL VEHICLE USE

Camping and Recreational Vehicle ("RV") Use¹

The "Camping Season" shall begin each spring after the roads have been plowed and the road conditions within Arrowhead allow vehicular access to an owner's lot. The end of the Camping Season shall be defined by the Board of Directors as specified below.

Camping in tents, camper trucks, RVs or camper trailers by owners on lots within Arrowhead shall be permitted during the Camping Season and in accordance with this regulation.

For lots without a single family dwelling, one RV, camper truck, camper trailer, pop-up camper, or other vehicle in this same class (the "Residential RV") is allowed for the duration of the Camping Season.

A "Guest RV" is defined as (a) in the case of a lot without a single family residence, a second RV, camper truck, camper trailer, pop-up camper, or other vehicle in this same class, in addition to the Residential RV and (b) in the case of a lot with a single family residence (which shall include a single family residence under construction), a first RV, camper truck, camper trailer, pop-up camper, or other vehicle in this same class in addition to the single family residence. A Guest RV may be located on a lot for a maximum of 14 days during the Camping Season, provided however that a single Guest RV on a lot with a single family residence under construction may be located on such lot for the entire Camping Season, with

¹ This revised regulation is based on various authorities, including but not limited to the following provisions contained within the Arrowhead in Gunnison Country Subdivision Declaration of Protective Covenants and Restrictions recorded at Reception No. 419911 in the Office of the Gunnison County, Colorado Clerk and Recorder, as amended (the "Protective Covenants"):

1. Article II, ¶ 11. Site: A lot within the subdivision reserved for sale to individual owners for use as single family residence or single family camp site. Ownership of a site carries with it compulsory membership in the Association.
2. Article IV, ¶ 1. Residential Use Only: All sites within the subdivision shall be used exclusively for single family residential purposes; provided, however, that home occupations as defined [in the Protective Covenants] shall be permitted so long as the same are conducted in keeping with the requirements hereof and no commercial advertising is conducted upon the site.
3. Article IV, ¶ 3. Number of residences: Only one single family residence designed for the occupancy of one family and its guests shall be permitted on each site.
4. Article IV, ¶ 7. Camping and Recreational Vehicle Use: Camping in tents, camper trucks, recreational vehicles or camping trailers by owners shall be permitted. However, all camping equipment, including but not limited to, tents, motor homes, camp trailers, truck campers, self-contained RV's and related supporting equipment must be removed from the sites and the boundaries of Arrowhead in Gunnison Country Subdivision prior to the date designated each year by the Board of Directors, notice of which shall be provided to all owners at least 30 calendar days prior to such effective date. Any vehicle or equipment left within the Subdivision after said date shall be considered abandoned as set forth [in the Protective Covenants].
5. Article IV, ¶ 29: Festivals, Corporate Gatherings, Etc.: Festivals, meetings, picnics and campouts involving groups other than site owners and their guests; religious gatherings; corporate uses and similar activities require the advance approval of the Association's Board of Directors (emphasis in original).
6. Article III, ¶ 2 & Article VI ¶ 1 (enumerating, describing, and explaining the powers and duties of the Association's Board of Directors to adopt regulations governing the use of Sites within Arrowhead).

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prior notice to the Board, so long as the construction of the single family residence is being pursued with reasonable diligence.

In order to locate a Guest RV on a lot, the property owner of record must complete a registration form. The registration form shall specify each and every date the Guest RV is to be located on the lot and be made available for review by the Arrowhead Courtesy Patrol. Different Guest RVs can be located on a lot on different days, but each day a Guest RV is located on a lot shall count toward the 14-day aggregate maximum that a lot can be occupied by a Guest RV.

Registration forms may be obtained from one of the sign in boxes (Ute Rd. or Lake Rd.), the AIA website, AIA Courtesy Patrol or the AIA office. When completed, registration forms must be submitted to the AIA office, AIA Courtesy Patrol or deposited in one of the sign in boxes prior to the RV being located on the lot. Registration information will also be used to contact Guest RV owners in the event of an emergency.

In no event shall more than two RVs at one time (one Residential RV and one registered Guest RV) be located on a lot without a single family residence during the Camping Season, except as otherwise provided in the Protective Covenants, and in no event shall more than one RV at one time (a registered Guest RV) be located on a lot with a single family residence during the Camping Season, except as otherwise provided in the Protective Covenants.

A lot owner shall not be required to register an unoccupied RV located on a lot with a single family residence that the owner or occupant of the single family residence is using for the sole purpose of loading or unloading equipment and supplies or for maintaining such RV, provided that such RV is removed from the lot within 72 hours of its arrival.

A lot owner may apply to the Board of Directors for an exception to this regulation. An exception will only be granted where the application of this regulation would result in undue hardship to a lot owner, which determination shall be made in the sole and subjective discretion of the Board of Directors.

The location of a Guest RV on a lot is a privilege. Accordingly, a lot owner shall not be entitled to register a Guest RV and an existing Guest RV registration shall be revoked in the event of an unresolved violation of this or other Association covenants, bylaws, guidelines, rules or regulations.

All camping equipment, including but not limited to, tents, motor homes, camp trailers, truck campers, self-contained RV's and related supporting equipment must be removed from lots and the boundaries of Arrowhead on or before the day that is prior to the date designated each year by the Board of Directors, notice of which shall be provided to all owners at least 30 calendar days prior to such effective date. Any vehicle or equipment left within Arrowhead after said date shall be considered abandoned. The reason for removal of such vehicles and equipment by the designated date is to prevent such vehicle and equipment from becoming entrapped by winter snowfall or road closure. Any such vehicles or equipment remaining within the boundaries of Arrowhead after the designated date may be towed away or removed and stored at the owner's expense. The Board of Directors will designate an appropriate

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towing and impound authority for this purpose. The Board of Directors, employees, or agents of the Association will not be held liable for any damages incurred in the removal or storage of such vehicles or equipment.