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ROCK CREEK MASTER HOMEOWNERS ASSOCIATION

HOME-BASED BUSINESS ACTIVITIES AND SHORT-TERM RENTALS POLICY

PURPOSE: To establish clear standards for home-based business activities and short-term rentals, protect the residential character of the community, and provide procedures for the review, approval, and enforcement of business uses requiring Association approval

AUTHORITY: The following policy has been adopted pursuant to the provisions of The Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation, Bylaws of the Association, and applicable Colorado law.

EFFECTIVE DATE: October 28, 2026

RESOLUTION: The Board of Directors of the Rock Creek Master Homeowners Association, Inc. (the "Association") hereby adopts the following rules and regulations governing home-based business activities and short-term rentals within the Association.

1. GENERAL PROHIBITION ON BUSINESS ACTIVITIES. Except as set forth in this policy, no business activity of any kind shall be conducted on a Lot or within a Dwelling Unit. For purposes of this Policy, a business activity is broadly defined as any action taken in operating or supporting a commercial or nonprofit company, business or enterprise.

2. ALLOWABLE HOME-BASED BUSINESS ACTIVTITIES. The Association permits Owners to work remotely, operate an online business, or conduct other administrative or professional activities from their residence provided such activities:

   a. Do not involve regular visits from customers, clients, or nonresident employees;

   b. Do not generate vehicle or pedestrian traffic, parking demands, or deliveries beyond those normally associated with residential use;

   c. Do not involve business-related signage, exterior modifications, or outdoor storage of business equipment or materials; and

   d. Do not create noise, nuisances, or other impacts inconsistent with normal residential use.

   Home-based business activities that meet these conditions may be conducted and do not require Board approval.

3. RENTAL OF A DWELLING UNIT FOR RESIDENTIAL PURPOSES. An Owner is permitted to rent their Dwelling Unit, in whole or in part, for residential purposes for a period of thirty (30) or more consecutive days without prior Board approval, provided the rental does not constitute commercial rental activity as defined below.

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4. COMMERCIAL RENTAL ACTIVITY. Commercial rental activity is considered a business activity and is prohibited without prior written approval from the Board of Directors. Commercial rental activity is defined as follows:

   a. The advertising or listing of a Dwelling Unit, in whole or in part, on online rental platforms such as Airbnb, VRBO, or similar websites, or advertising or operating the property as a bed-and-breakfast establishment, or

   b. Renting a Dwelling Unit, in whole or in part, for a period of fewer than thirty (30) consecutive days to individuals unrelated to the Owner by blood, marriage, domestic partnership, or adoption.

4.1 Occupancy Requirements. All rental activity must comply with the applicable occupancy requirements established by the Town of Superior, as well as any applicable federal and Colorado laws and regulations.

4.2 Application and Board Approval. An Owner requesting approval for commercial rental activity must submit a complete written Business Plan to Association Management for consideration by the Board of Directors. Applications will be reviewed and scheduled for Board consideration in accordance with the Association's established administrative procedures.

4.3 Business Plan Requirements. An Owner seeking approval must submit a Business Plan describing the proposed commercial rental activity and addressing the following topics:

   a. The portion or portions of the Dwelling Unit proposed for rental;

   b. The maximum number of rental guests permitted at any one time;

   c. The anticipated frequency and average duration of rentals;

   d. The number of vehicles permitted and where they will be parked;

   e. The portion of the year during which rental activity is anticipated;

   f. Procedures for communicating applicable Association rules and restrictions to rental guests; and

   g. The steps the Owner will take to verify the identity of short-term rental guests and conduct criminal background checks.

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h. Plans for any architectural or landscape alterations or improvements on the Dwelling Unit or Lot. Any alterations must be separately approved by the HOA in writing in advance following the Association's architectural application, review, and approval process.

4.4 Additional Requirements.

a. Commercial Activities Prohibited. Short-term rental guests may not use the property for other commercial activities, including for-profit private parties, receptions, retail sales, or similar activities.

b. Owner Residency and Onsite Presence. During the rental period the Owner must reside within the Denver metro area and be available to promptly respond to any issues that may arise. This residency requirement is waived if the Owner employs a professional management company located within the Denver metro area who is available to promptly respond to any issues that may arise. The Business Plan must include the Owner's commitment to these requirements.

c. Property Compliance. The Business Plan must include assurances that the property is in compliance with the Association's governing documents and will remain in compliance throughout the approved business activity. Any existing covenant or architectural violations must be addressed in accordance with the Association's applicable policies and procedures.

d. Signage. Signage advertising the rental is prohibited.

e. Governmental Requirements and Licensing. The Owner is responsible for obtaining and maintaining any licenses, registrations, permits, or other governmental approvals required for the proposed activity. Copies of applicable licenses and permits must be provided to the Association upon request.

4.5 Ongoing Responsibilities and Conditions of Approval

a. Compliance with Approved Business Plan. An Owner receiving Board approval must operate the rental in accordance with the approved Business Plan and any additional conditions imposed by the Board.

b. Prevention of Nuisances. Commercial rental activities must not create unreasonable noise, traffic, parking congestion, disturbances, or other nuisances that interfere with neighboring properties or the residential character of the community.

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c. Responsibility for Guests and Other Participants. The Owner remains responsible for the conduct of all tenants, rental guests and other individuals associated with the commercial rental activity.

d. Changes to Approved Activities. Any material change in the nature, frequency, duration or operation of an approved commercial activity must be submitted to the Board for review and written approval before the change is implemented.

5. ENFORCEMENT AND REVOCATION OF APPROVAL

5.1 Violations. Failure to comply with this Resolution, an approved Business Plan, or any conditions of Board approval may constitute a violation of the Association's governing documents. Violations may be subject to enforcement under the Association's applicable enforcement policies and Colorado law.

5.2 Revocation for Noncompliance. If an Owner fails to comply with the conditions of an approved Business Plan or the requirements of this Resolution, the Association may provide written notice identifying the noncompliance and establishing a timeframe for correction, which shall be no less than thirty (30) days. If the noncompliance is not corrected within that period, the Board may revoke its approval of the business activity, subject to any additional notice, hearing, or procedural requirements imposed by applicable law or the Association's governing documents.

5.3 Effect of Revocation. Upon the effective date of revocation, the Owner must discontinue the business activity for which approval was granted. Revocation does not relieve the Owner of responsibility for any outstanding violations or other obligations under the Association's governing documents.

5.4 Additional Enforcement Remedies. The Association may pursue fines or other enforcement remedies in accordance with its applicable enforcement policies, governing documents, and Colorado law.

6. GENERAL PROVISIONS

6.1 No Waiver. Failure by the Association to enforce any provision of this Policy shall in no event be deemed to be a waiver of the right to do so thereafter.

6.2 Relationship to Governing Documents and Applicable Law. This Policy supplements the Association's Declaration and other governing documents. Nothing in this Policy is intended

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to supersede applicable federal, state, or local law. In the event of a conflict, controlling law and the Association's governing documents shall govern.

6.3 Superseding Policy. Upon adoption, this Policy shall replace and supersede any other rules or regulations of the Association addressing home business use or short-term rentals.

6.4 Amendments. This Policy may be amended from time to time by the Board of Directors, subject to applicable law and the Association's governing documents.

CERTIFICATION: The undersigned, being President of the Rock Creek Master Homeowners Association, Inc., certifies that the foregoing Policy was adopted by the Board of the Directors of the Association at a duly called and held meeting of the Board on October 28, 2026, and in witness thereof the undersigned has subscribed his/her name.

ROCK CREEK MASTER HOMEOWNERS ASSOCIATION, INC

By: Signed by: Rachel Stanton 72581D08D1B641A...

Rachel Stanton, President