

**EL RANCHO FLORIDA HOMEOWNERS ASSOCIATION, INC.**  
**Rules and Regulations**

**#1 Rentals**

All rentals will be to no more than a single family.

**#2 Annoyances**

No activity will be carried out upon any lot, nor will anything else be done thereon which may become an annoyance or nuisance to the neighborhood.

**#3 Removal of Existing Trees**

No more than 10% of the existing trees may be removed from lots. This does not apply to the removal of vegetation for construction, Fire Protection or natural infestations.

**#4 Temporary Residences**

Recreation vehicles may be used as a temporary residence during the construction of the primary residence for no longer than 12 months.

**#5 Removal of Destroyed Property**

All buildings that have been destroyed by any natural disaster, or that have been deemed a safety hazard, shall be removed from the property or repaired within 6 months after notification by the Board.

**#6 Completion**

The outside finish of all structures will be completed within 12 months after the commencement of construction.

**#7 Construction Debris**

All trash and construction debris will be kept in appropriate containers and regularly removed from the lot during construction. Natural or compatible landscaping will be restored to the lot within six months of completion of the project.

**#8 Culverts**

Lot owners will provide a new drainage culvert of adequate size in diameter and length under each driveway abutting any street in the Subdivision if deemed necessary by the Board. Said culverts shall be designed and approved for the road specifications of the El Rancho Florida Metropolitan District. Owners will be responsible for the good repair and operation of each culvert.

**#9 Road Base**

Each driveway abutting any Subdivision street will be minimally improved by the use of road base extending 50 feet from the street.

**#10 Street Numbers.**

Each driveway will post a sign at the entrance of the driveway showing the street number of the property. Said signs shall meet the requirements of the Emergency Services departments of La Plata County.

**#11 Cleanup.**

In the case of new construction, all driveway improvements will be made prior to the beginning of construction. The cleanup of Subdivision roads is the responsibility of each lot owner. The tracking of construction debris, mud, rocks, and soils is not permitted on subdivision roads.

**#12 Number of Allowed Animals.**

No more than two (2) horses or equivalent livestock units shall be permitted on any three (3) acre lot. One additional horse or livestock unit will be permitted with each additional acre owned in excess of three (3) acres.

**#13 Livestock Units**

One horse, one mule, one donkey, one cow, one emu or one llama are defined as a livestock unit. Six sheep or six goats are defined as one livestock unit. Any livestock not defined in this section shall be reviewed and approved by the Board in advance.

**#14 Stallions.**

No stallion shall be maintained within the subdivision.

**#15 Precluded Animals.**

No Predators or animals harmful to other animals or humans will be allowed. Only domestic animals may be kept as pets or livestock. Animals over one ton in weight are prohibited. Wild animal are prohibited.

**#16 Pit Bulls Prohibited.**

Pit bulls are prohibited. Pit bulls are defined as any dog that is an American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier, or any dog displaying the majority of physical traits of any one or more of the above breeds, or any dog exhibiting those distinguishing characteristics which substantially conform to the standards established by the American Kennel Club or United Kennel Club for any of the above breeds.

**#17 Household Pets.**

No restrictions shall be placed upon the ownership of any household pets, except that any pet may be required to be removed from the premises if, in the opinion of the Board of Directors, the pet constitutes an annoyance or hazard to the owners or residents of neighboring lots. In the event any animal becomes obnoxious, troublesome, dangerous, excessively noisy or destructive to the property of other property owners, said animal will be immediately referred to La Plata County as a hazard and annoyance. Said animal will be immediately removed and no longer maintained in the subdivision.

**#18 Containers and Removal.**

All trash, garbage and other debris will be kept in suitable containers and removed from the Subdivision on a regular basis.

**#19 Distance.**

Trash containers shall be kept a minimum of 50 feet from the road right of way, except when set out for a reasonable period of time before and after scheduled trash pickup.

**#20 Maintenance.**

It is the responsibility of the homeowner to clean up all trash that falls out of the containers. The homeowner shall keep his property free of trash, litter and garbage.

**#21 Burning.**

All burning will be regulated by the laws of La Plata County. The burning of vegetation and vegetation debris is allowed. The burning of trash and household garbage is prohibited.

**#22 Junk.**

The accumulation of Junk is prohibited in the subdivision. Junk is defined as worthless and /or discarded materials. The Board will determine if any particular reported violation constitutes junk. If the Board determines that such a violation exists, the junk must be immediately removed from the offending property at the violators expense.

**#23 Discharge of Firearms.**

No firearms will be discharged within the Subdivision except in the defense of life or property.

**#24 Restrictions.**

No target practice or hunting is allowed in the Subdivision.

**#25 Unlicensed Vehicles.**

Non functional unlicensed vehicles shall be kept in an enclosed building or parked in an area completely screened from public view.

**#26 Fences & Hedges.**

No fence or hedge will restrict the view of another Lot. Any fence or hedge exceeding 6' in height must be approved by the Board.

**#27 Exterior Lights.**

All exterior lights must have housings which shield or directionally focus the light in a downward and inward manner. Motion activated lights which stay on for fifteen (15) minutes or less are excepted.

**#28 Noxious Weeds.**

Noxious weeds will be treated or removed. The treatment shall conform to the guidelines of the La Plata County Weed Management office.

**#29 Rules & Regulations Binding on all Occupants.**

The governing documents including the “Protective Covenants” and the “Rules & Regulations” shall be binding upon all occupants including tenants and renters.

**# 30 Residential Occupancy Limited to One Building.**

Each lot is limited to one single-family residence. Residing in outbuilding is prohibited.

**#31 Kennels.**

It shall be illegal to operate any outdoor kennel business that boards or breeds domestic animals, including dogs.

**#32 Pioneer Ditch Company Access and Maintenance.**

For the purpose of the HOA’s and Pioneer Ditch Company’s duties to inspect, maintain, and deliver water through the Pioneer Ditch, each lot owner shall not impede or interfere with access to and along the Pioneer Ditch right-of-way by the HOA Irrigation Manager and the HOA’s contractors, officials authorized by the Pioneer Ditch Company, and customary equipment required for same. Any lot owner who impedes or interferes with such access shall be liable to the HOA for all resulting costs from such impediment or interference, including reasonable attorney fees, for the HOA to restore access and meet its obligations to administer, maintain, and deliver water through the Pioneer Ditch.

**# 33 Business Use of Lots.**

No lot or building in the Subdivision will be used for any commercial or business purposes, except where:

- (1) there are no frequent walk-in customers,
- (2) there are no outside signs,
- (3) there are no noisy activities that may disturb the neighbors,
- (4) there are no environmentally harmful or noxious activities,
- (5) there is no frequent heavy traffic,
- (6) there is no excessive outside storage of inventories, and
- (7) there is no storage of business related vehicles, equipment or machinery that would create an eye sore to the community.

Amended and Adopted by the Board of Directors on September 17, 2024.