

## CHANGES TO RULES AND REGULATIONS

1. The following changes are clarifications of existing rules and regulations or changes required by new laws that apply to HOA's. They are either identified as deletions or additions..
2. There are many typo, grammatical, and wording changes in the document. These small changes have in no way changed any substance in the document. These ministerial changes are too numerous and inconsequential to be individually identified have been incorporated in the document.
3. The entire document was reformatted for easier reading and reference.
4. UTV was added where vehicle reference was required.

\*\*\*\*\*The follow are corrections, deletions or additions approved by the AIA Board of Directors before adoption of revised Regulations on January 17, 2015.

Location	Deletion	Addition or change
Page 1	Section 1	Section I
Page 6, Used Structures	Used Structures	New Prefabricated or Used Structures
Page 7. Section 5, second line and third line		...County building <b>and the State of Colorado.</b>
Page 9, Section 15, Septic	Health	Of Public Health and Environment
Page 10, Section 18. Trees		...certified designee <b>or as part of the design committee review for purpose of construction of driveways, utility lines, septic tanks, leach fields, and /or approved structures</b>
Page 10, Section 20, RV Pad and Deck	2.2.(4)	2.4.(2)
Page 11, Camping and RV Use	Moved from Section II, Art 1 to:	Section I, Article 2 Use Of Sites. It is #2. The rest of the Articles have been renumbered to accommodate this addition.
Page 13, footnote	removed	
Page 24, Fine Schedule		Removed bold font

The following are corrections duly posted on the AIA website for review and comment on 12/18/2014. All changes were enacted.

Page	Section	Addition	Deletion
1	Introduction	The Arrowhead Improvements Association, Inc. (the "Association") adopts the following policies, procedures, and rules and regulations for the Association and that subdivision which is commonly known as Arrowhead in Gunnison Country Subdivision ("Arrowhead"), which is more particularly described in 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 "Covenants"). The Board of Directors of the Association (the "Board") may from time to time amend these policies, procedures, rules and regulations (hereinafter referred to as the "Regulations")	The Arrowhead Improvements Association ("Association"), acting through its Board of Directors ("Board"), and subject to the provisions of the Declaration of Protective Covenants and Restrictions ("Covenants"), will adopt, maintain, and from time to time amend these Regulations consistent with the express or implied purposes of the Covenants and the Association.
2	Article I	The Committee shall keep and permanently safeguard all written records of all applications for approval submitted to it (including one set of all architectural plans), all actions of approval or disapproval and all other actions taken under the provisions of this instrument.	The Committee shall keep and safeguard for at least five (5) years complete permanent written records of all applications for approval submitted to it (including one set of all architectural
6	Section I, Art. 2.2 Structure Limitations		including yurts (deemed they are fabric structures)
7	Section 1, Art. 2.4.(3) Permits Required	The Board reserves the right to change the above fees as it deems appropriate.	
7	Section 1, Art 2.7.(7) Accessory Buildings	No plumbing is permitted in a detached garage or shed	

8	Section 1. Art 2.11 Antennas and Satellite Dishes		However, the location of all satellite dishes and any communication installations that are attached to a structure or building and which exceed twenty-five (25) feet above the highest point of the roof of such structure or building must have approval of the Committee prior to such installation.
9	Section 1. Art 2.12 (5) Signs	Political signs no larger than two (2) square feet may be placed on private property no more than 45 days before an election, to be removed within one (1) week after the election, or such greater duration and size as may be dictated by Colorado law in effect at the time the sign is placed, if any.	Political signs no larger than two (2) square feet may be placed on private property no more than four (4) weeks before an election, to be removed within one (1) week after the election.
9	Section 1. Art 2.13 Wells	cisterns	
10	Sect. 1. Art 2.19 Removal of Constr. Debris	on or before October 15th of each year.	by October 15th of each year.
12	Section II. Art 1	Art 1. GENERAL REGULATIONS Revised 4/26/14	ARTICLE 1. – SECURITY ENFORCEMENT
15	Section II, Art 1.2 Site Maintenance		including any approved mitigation, and/or defensible space,
19	Section III	SECTION III – ARROWHEAD IN GUNNISON COUNTRY ENFORCEMENT POLICIES AND PROCEDURES	Section Renamed
14, 19	Sec. III. Art 1.	<sup>1</sup> The term “Arrowhead Patrol personnel” encompasses both the personnel referred to in the Covenants as “Arrowhead security personnel” and the personnel referred to in other rules, regulations, policies and	Replace all “Security Patrol”

		procedures of Arrowhead as “Courtesy Patrol”. Arrowhead Patrol personnel have assumed all responsibilities and functions assigned to Arrowhead Security and Courtesy Patrol in any Arrowhead covenant, declaration, rule, regulation, policy or procedure.	
19	Sec. III, Art. 2	SECTION III – ARROWHEAD IN GUNNISON COUNTRY – COMPLIANCE ASSESSMENTS REGULATIONS Pages 20 thru 30. Adopted 6/26/14	SECTION III – ARROWHEAD IN GUNNISON COUNTRY – COMPLIANCE ASSESSMENTS REGULATIONS Entire Section (pages 16 thru 19) deleted and replaced with new Section III
30 - 31	Appendix A	Appendix A: Mitigation and Defensible Space Rewritten	Appendix A: Mitigation and Defensible Space Standards
32- 33	Appendix B	Winter Parking Lot - updated	
35- 49	CCIOA Policies	<b>All CCIOA policies have been previously enacted by the BOD and are being added here for easy reference.</b> Appendix C: Conflict of Interest Policy Appendix D: Conduct of Meeting Policy Appendix E: Dispute Resolution Policy Appendix F: Records Inspection and Production Policy Appendix G: Investment Policy Appendix H: Dues Collection Policy Appendix I: Procedures for Adoption and Amendment Appendix J: Reserve Study	