

RULES AND REGULATIONS FOR SHORT TERM LEASING ADOPTED IN  
ACCORDANCE WITH SECTION 10.19 OF THE DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS FOR THE FARM AT ARAPAHOE COUNTY

Recitals:

- A. The Farm at Arapahoe County is a planned community subject to the terms of the Master Declaration of Covenants, Conditions, and Restrictions for the Farm at Arapahoe County recorded on March 25, 1998 in the office of the Arapahoe County Clerk and Recorder at Reception Number A8040928 ("Declaration").
- B. Section 10.19 of the Declaration authorizes the Association to prohibit or impose restrictions on the short-term leasing of all or any part of an Owner's Lot.
- C. Section 10.19 defines short-term lease as a lease having a term of less than six-months.
- D. After years of discussion and consideration, the Board determined that short-term leasing of Lots within the community was inconsistent with the prevailing residential nature of the Farm at Arapahoe County.
- E. It is the intent of these Rules and Regulations to restrict short-term leasing of the Owner's Lot in the Farm at Arapahoe County.

**THEREFORE**, the Association acting through its Board of Directors at a regular Board Meeting, after the Lot Owners were given an opportunity to speak, voted in favor of adopting the following rules and regulations regarding leasing any Lots subject to the terms of the Declaration for initial periods of less than six months in accordance with Section 10.19 of the Declaration.

Short-term leasing of Lots subject to the Declaration is not permitted. All leases for Lots within the Farm to Arapahoe County must be in writing, for the entire Lot, for an initial term of six month or more, and the lease agreement must be delivered to the Association, via email to [corpoffice@pcms.net](mailto:corpoffice@pcms.net) or delivered or mailed -to the office of its Community Manager within 10 days of the commencement of the lease.

The office of PCMS, the Association's Community Manager, is located at 7208 South Tucson Way, Suite 125, Centennial, CO 80112

In the event a lease that otherwise complies with the terms of this leasing rule is terminated before the expiration of the term more than twice in a one-year period, the Association may issue the Owner a Notice of Complaint and allow the Owner to appear before the Board to explain the circumstances and show cause that the circumstances do not violate the spirit of the short-term leasing rule, and subject the Owner to the Association's enforcement proceedings as outlined in the Association's Enforcement Policy.

In the event of extraordinary circumstances resulting in an undue hardship an Owner may apply in writing to the Association for a variance to the short-term leasing requirement. In the discretion of the Board of Directors, after a showing of the extraordinary circumstances and the resulting undue hardship the Board may grant a written variance regarding the lease of a Lot for an initial lease term of less than six months on terms the Board deems just under the circumstances. An Owner may apply for such a variance no more than once in any thirty-six (36) month period.

Dated: October 11, 2022

*David Bukovinsky*

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As President or Secretary of The Farm at Arapahoe  
County Homeowners' Association, Inc.

This rule shall become effective November 15, 2022.