

**COLUMBINE KNOLLS SOUTH II**

**PROTECTIVE COVENANTS CLARIFICATION  
AND GUIDELINES**

**October 1996**

**GUIDELINES TO INTERPRET AND CLARIFY**  
**THE PROTECTIVE COVENANTS**  
**OF COLUMBINE KNOLLS SOUTH II**

**PREFACE**

The primary function of the Architectural Control Committee (ACC) is to represent the Homeowners of the entire community by enforcing the Protective Covenants for Columbine Knolls South II. Additionally, the ACC will function to:

interpret and review the Protective Covenants and Guidelines  
review specific Homeowner complaints and compliance requests  
establish and maintain communications with Board of Directors and Homeowners

The ACC shall not be liable in damage to any person submitting requests for approval or to any homeowner within the community by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove with regard to such requests.

**PART A: PREAMBLE**

The Protective Covenants include the described real property in the County of Jefferson, State of Colorado including Lot and Block description for all filings for Columbine Knolls South II.

**PART B: AREA OF APPLICATION**

Homeowners are responsible for informing their renters and guests of all Protective Covenants.

**PART C: RESIDENTIAL AREA COVENANTS**

- C1 LAND USE AND BUILDING TYPE - Refer to Jefferson County Planning and Zoning regulations. Should read "one detached" rather than "on detached."
  
- C2 ARCHITECTURAL CONTROL - Approval by Architectural Control Committee is not contingent upon approval by Jefferson County Planning and Zoning Administration. Approval is

required by the ACC relating to those matters in the covenants which specifically require prior ACC approval. Covenants which do not require specific approval by the ACC can still be enforced by the ACC if there are violations. Additionally, approval may be required by Jefferson County. However, approval by the County does not ensure approval by the ACC. ACC reviews for Harmony of External Design as defined below:

**Definition: Harmony of External Design:** New materials, styles and color are the same or similar to existing materials, styles and colors. The ACC should review the new construction within this community. Strict architectural control shall be applied to insure continuity, complimentary styling and character throughout the development. This control is to include exterior design, texture, use of materials and color.

To be in harmony, accord, congruence, blend with the neighborhood, compatible with textures and colors of the existing structures, exteriors, having consistency with adjacent properties.

**Definition: Building Set Back Lines:** Refer to Jefferson County Planning and Zoning at 303-271-8700.

- C3 No further clarification.
- C4 Properties backing up to Carr include an easement that the Homeowner is responsible for maintaining. Properties backing up to Chatfield and Wadsworth are maintained by Foothills Parks and Recreation District. All Homeowners are responsible for drainage that may affect another Homeowners property as described in C4 of the Protective Covenants.
- C5 No further clarification.
- C6 **Definition: Hidden from view:** means totally screened from public view as described in Jefferson County Interpretation, refer to Appendix A.
- C7 **Definition: Other antennas:** Includes parabolic satellite antennae, i.e. satellite dishes.
- C8 Homeowners who put up signs are responsible for taking down those signs following the event.
- C9 No further clarification.

C10 Total number of animals allowed at any one time is not to exceed three (3), regardless of type.

NOTE: Barking dogs should be referred to the Jefferson County Sheriff.

C11 **Definition: Trash, garbage and other waste:** Trash, garbage or other waste is governed by section C-11 of the Protective Covenants. However, properly composted vegetable matter may be processed in composting containers as long as the composting matter remains odor free and not a nuisance to the surrounding neighbors.

C12 No further clarification.

## Guidelines

### I. INTRODUCTION

- 1.1 Definitions - The following words when used in these Guidelines shall have the meaning hereinafter specified:
- A. Association - Shall mean Columbine Knolls South II Homeowners Association, Inc., a Colorado Corporation not for profit, its successors and assigns.
  - B. Protective Covenants - Shall mean the Protective Covenants for Columbine Knolls South, Filing No. 2, Amendment No. 1 and of Columbine Knolls South, Filing No.2, Amendment No. 1, Exemption Survey No. 1.
  - C. Architectural Control Committee - Shall mean the Architectural Control Committee or "ACC." This will be a standing committee appointed by the Columbine Knolls South II Homeowners Board of Directors. The authority to act on behalf of the ACC was handed down to the CKSII Homeowners Board of Directors by the original developers.
  - D. Homeowner(s) - Owner(s) of a lot within Columbine Knolls South II.
- 1.2 Procedures for the ACC - The Protective Covenants require approval by the ACC before a building is altered. The Guidelines contained herein establish a certain acceptable design for different types of improvements. These Guidelines apply to residential property in Columbine Knolls South II.
- 1.3 Content of the Guidelines - In addition to the introductory material, these Guidelines contain:
- A. A listing of specific types of improvements and specific information as to each of these types of improvements;
  - B. A summary of procedures for obtaining approval from the ACC;
  - C. General Guidelines information.

- 1.4 Effect of the Protective Covenants and Guidelines - The Association will have available a copy of the Protective Covenants and Guidelines. Each Homeowner should review and become familiar with the Protective Covenants and Guidelines. **Nothing in these Guidelines will supersede or alter provisions or requirements of the Protective Covenants.** Provisions relating to the use of property and to improvements to property are found in the Protective Covenants and Official Development Plan (ODP) filed with Jefferson County Department of Planning and Zoning.
- 1.5 Effect of Governmental and Other Ordinances - Use of property and improvements to Property must comply with applicable building codes and other governmental requirements and regulations, including but not limited to Jefferson County Planning Development Restrictions. Approval by the ACC will not constitute assurance that improvements comply with applicable governmental requirements or regulations or that a permit or approvals are not also required by applicable governmental bodies. For information about Jefferson County requirements, Homeowners may write or call the Jefferson County Planning and Zoning Department.
- 1.6 Interference with Utilities - In making improvements to Property, Homeowners are responsible for locating all water, sewer, natural gas, electrical, telephone, cable television or other utility lines or easements, prior to beginning any work. Homeowners should not construct any improvements over such easements without the consent of the utility involved. No interference with the drainage in the easement area is allowed under C-4 of the Protective Covenants.
- 1.7 Goal of the Guidelines - Compliance with these Guidelines and the provisions of the Protective Covenants will help preserve the inherent architectural and aesthetic quality of the Columbine Knolls South II community. It is important that the improvements to property be made in harmony with and not detrimental to the rest of the community. A spirit of cooperation with the ACC and the neighbors will go far in creating an optimum environment which will benefit all Homeowners. By following these Guidelines and obtaining assistance and approvals for improvements from the ACC, Homeowners will be protecting their financial investments and will help insure that improvements are compatible with standards established for Columbine Knolls South II.

If a question arises as to the correct interpretation of any terms, phrases or language contained in these Guidelines, the

interpretation thereof by formal action of Columbine Knolls South II Homeowners Board of Directors shall be final and binding.

II. **SPECIFIC TYPES OF IMPROVEMENTS**

2.1 General - the following:

The following alphabetical list covers specific types of improvements which Homeowners typically consider installing. Pertinent information is given as to each. Unless otherwise specifically stated, drawings or plans for proposed improvements should be submitted to the ACC and the Homeowners must receive written approval before the improvements are made, as described in C-2 of the Protective Covenants.

2.2 Additions and Expansions to Existing Buildings - Location, appearance, construction and materials must be submitted to and approved by the ACC as described in C-2 of the Protective Covenants.

2.3 Advertising - Advertising on the lot or residence, see C-8 of the Protective Covenants. Any other signs are limited as provided under this section of the Protective Covenants.

2.4 Antennas - Antennas are limited as provided under section C-7 of the Protective Covenants.

2.5 Animals - No horses, cows, sheep, goats, poultry or other such livestock shall be raised, grown, bred, maintained or cared for upon any lot. Homeowners shall be permitted to maintain and care for domestic household pets, not for commercial purposes and so long as they are not a nuisance. All lots must be maintained in a clean and odor free environment as not to be a nuisance. The number of pets in a household shall be as described in C-10 of the Protective Covenants.

2.6 Awnings - Location, appearance, construction, and materials must be in harmony with the property as described under C-2 of the Protective Covenants.

2.7 Balconies - Location, appearance, construction, and materials must be in harmony with the property as described under C-2 of the Protective Covenants. If construction constitutes an alteration of an existing building or is part of the construction of a new building, drawings or plans must be submitted to and approved by the ACC.

- 2.8 Boats - Refer to C-6 of the Protective Covenants and the Jefferson County ODP.
- 2.9 Building, Construction Materials - May be stored on the lot only during the construction. Excess building materials may be stored on any lot after completion of construction so as not to be a nuisance as described under C-5 of the Protective Covenants.
- 2.10 Carport - Refer to Jefferson County Planning and Zoning regulations, ODP and C-2 of the Protective Covenants.
- 2.11 Campers - Refer to C-6 of the Protective Covenants and the Jefferson County ODP.
- 2.12 Clotheslines and Hangers - Is governed by C-5 as described in the Protective Covenants.
- 2.13 Cloth or Canvas Overhangs - Location, appearance, construction, and materials must be in harmony with the property as described under C-2 of the Protective Covenants.
- 2.14 Trash, garbage or other waste is governed by section C-11 of the Protective Covenants. Properly composted matter may be processed in composting containers as long as the composting matter remains odor free as described in C-5 of the Protective Covenants.
- 2.15 Corner Visibility - Refer to C-12 of the Protective Covenants. Also, refer to the Official Development Plan.
- 2.16 Decks - Location, appearance, construction, and materials must be in harmony with the property as described in C-2 of the Protective Covenants. If alteration to the existing building or property takes place, drawings or plans must be submitted to and approved by the ACC.
- 2.17 Dog Runs - Location, appearance, construction, and materials must be in harmony with the properties described in C-2 of the Protective Covenants.
- 2.18 Drainage - There shall be no damage or interruption to the drainage in the drainage easement areas as described in C-4 of the Protective Covenants.
- 2.19 External Storage - External storage of personal property on the Homeowners lot is governed under C-5 and C-6 of the Protective Covenants.

2.20 Exterior Lighting - Refer to 2.32 ( Lights and Lighting).

2.21 Fences-

- A. Requires ACC approval only when the fence will be located within a setback line as described in C-2 of the Protective Covenants or might obstruct sight lines at intersections as described by C-12 in the Protective Covenants.
- B. Drainage under fences should be maintained as not to affect the drainage pattern set forth on the property and as described in C-4 of the Protective Covenants.
- C. Fences must be maintained as to the structural integrity as described in C-5 of the Protective Covenants.
- D. Perimeter fences along Chatfield Avenue, Carr Street and Wadsworth Boulevard are the responsibility of the Homeowners.

2.22 For Sale Signs - One sign of not more than five square feet advertising the property for sale or rent is permitted as described in section C-8 of the Protective Covenants.

2.23 Garages - All materials should be in harmony with the existing structures as described in C-2 of the Protective Covenants. If an alteration to an existing building takes place or is part of the construction of a new building, drawings and plans must be reviewed and approved by the ACC as described in C-2 of the Protective Covenants.

2.24 Garbage Containers and Storage Areas - Refer to 2.57 (Trash and Garbage).

2.25 Gazebos - Location, appearance, construction, and materials must be in harmony with the property as described under C-2 of the Protective Covenants. If construction constitutes an alteration of an existing structure or is part of the construction of a new structure, drawings or plans must be submitted to and approved by the ACC.

2.26 Greenhouses - Location, appearance, construction, and materials must be in harmony with the property as described under C-2 of the Protective Covenants. If construction constitutes an alteration of an existing structure or is part of the construction of a new structure, drawings or plans must be submitted to and approved by the ACC.

- 2.27 Hot Tubs - Location, appearance, construction, and materials must be in harmony with the property as described under C-2 of the Protective Covenants. If construction constitutes an alteration to the external design of an existing structure or is part of the construction of a new structure, drawings or plans must be submitted to and approved by the ACC.
- 2.28 (intentionally left blank)
- 2.29 Jacuzzi - Refer to 2.27 (Hot Tubs).
- 2.30 Junk Vehicles - Refer to 2.40 (Parking and Vehicles).
- 2.31 Landscaping and Maintenance - Approval is not required for replacement of plants or for maintenance to restore the landscaping to its original state. Initial landscaping or changes to the landscaping which pose a hazard or potential damage to a neighbor must previously be approved by the ACC as described in C-4 and/or C-12 of the Protective Covenants. When in doubt, it is the responsibility of the Homeowner to seek guidance from the ACC.
- A. Gravel, rock and/or soil piles left in front of houses in the street or on the pavement driveway should be left no longer than a period of 30 days or may be considered a nuisance as described in C-5 of the Protective Covenants.
  - B. Delivery and placement of such materials should be performed so as not to cause damage. Delivery trucks are not allowed to cross common areas or easement (to avoid sprinkler and landscape damage.)
- 2.32 Lights and Lighting - Location, appearance, construction, and materials must be in harmony with the property as described under C-2 of the Protective Covenants. The focus of the lights and the intensity should not be considered a nuisance as described in C-5 of the Protective Covenants.
- 2.33 Livestock - Refer to 2.5 (Animals).
- 2.34 Microwave Dishes - Refer to 2.4 (Antennas).
- 2.35 NOTE: Motorized vehicles are not permitted in the park as governed by Jefferson County Ordinance.
- 2.36 Motor Homes, Campers and Trailers - See Vehicles.

- 2.37 Overhangs - Location, appearance, construction, and materials must be in harmony with the property as described under C-2 of the Protective Covenants. If construction constitutes an alteration of an existing building or is part of the construction of a new building, drawings or plans must be submitted to and approved by the ACC.
- 2.38 Overgrown Trees, Shrubs - Trees and shrubs shall be trimmed and pruned to prevent personal injury or infringement on streets, sidewalks, and neighbors property so as not to be considered a nuisance as described in C-5 and C-12 of the Protective Covenants.
- 2.39 Painting - ACC approval is not required if color and color combinations are compatible with the neighborhood and are considered to be in harmony with the neighborhood as described in C-2 and not considered to be a nuisance as described in C-5 of the Protective Covenants. Color changes should be submitted for ACC approval.
- 2.40 Parking - Vehicles Street Parking - County ordinance prevails other than as covered in C-6 of the Protective Covenants.
- 2.41 Patio Covers - Location, appearance, construction, and materials must be in harmony with the property as described under C-2 of the Protective Covenants. If construction constitutes an alteration of an existing structure or is part of the construction of a new structure, drawings or plans must be submitted to and approved by the ACC.
- 2.42 Patios - Enclosed - Refer to 2.2 (Additions and Expansions).
- 2.43 Patios - Open - Location, appearance, construction, and materials must be in harmony with the property as described under C-2 of the Protective Covenants. If construction constitutes an alteration of an existing structure or is part of the construction of a new structure, drawings or plans must be submitted to and approved by the ACC.
- 2.44 Pets - Refer to 2.5 (Animals).
- 2.45 Pools - Location, appearance, construction, and materials must be in harmony with the property as described under C-2 and C-4 of the Protective Covenants. If construction constitutes an alteration of an existing structure or is part of the construction of a new structure, drawings or plans must be submitted to and approved by the ACC.

- 2.46 Residential Purposes - All Lots within the Properties shall be for residential purposes only and no residential building shall be erected or placed on any lot other than one private single-family dwelling, together with a private garage.
- 2.47 Roofs - Location, appearance, construction, and materials must be in harmony with the property as described under C-2 of the Protective Covenants and the ODP. If construction constitutes an alteration of an existing roof or is part of the construction of a new roof, drawings or plans must be submitted to and approved by the ACC.
- 2.48 Saunas - Refer to 2.27 (Hot Tubs).
- 2.49 Sheds - Location, appearance, construction, and materials must be in harmony with the property as described under C-2 and C-6 of the Protective Covenants. If construction constitutes an alteration to the external design of an existing building or is part of the construction of a new building, drawings or plans must be submitted to and approved by the ACC.
- 2.50 Siding - Location, appearance, construction, and materials must be in harmony with the property as described under C-2 of the Protective Covenants. If construction constitutes an alteration of an existing structure or is part of the construction of a new structure, drawings or plans must be submitted to and approved by the ACC.
- 2.51 Signs - The Jefferson County Sign Code and section C-8 of the Protective Covenants control signs. No sign of any kind shall be displayed to the public view on any part of the lot, except as authorized by the Protective Covenants. That includes one professional sign of not more than one square foot for announcements such as "Garage Sale," "Craft Sale," etc.
- 2.52 Solar Energy Devices - Location, appearance, construction, and materials must be in harmony with the property as described under C-2 of the Protective Covenants. If construction constitutes an alteration of an existing structure or is part of the construction of a new structure, drawings or plans must be submitted to and approved by the ACC. Must be in compliance with Jefferson County Planning and Zoning Regulations.
- 2.53 Spas - Refer to 2.27 (Hot Tubs).

- 2.54 Storage - Refer to 2.19 (External Storage).
- 2.55 Temporary Structures - No temporary house, trailer, tent or other outbuilding shall be placed or erected on any Lot unless hidden from view in such a way as not to be a nuisance as described in C-6 of the Protective Covenants. Request for determination as to whether a proposed temporary structure will be appropriately hidden from view should be submitted to the ACC for approval.
- 2.56 Trailers - Refer to 2.59 (Vehicles).
- 2.57 Trash and Garbage - Trash containers must be kept maintained as described in C-11 of the Protective Covenants. All collection of trash, garbage or waste should be maintained in such a way as not to be considered a nuisance as described in C-5 of the Protective Covenants. This would include no dumping on any common area in CKSII community. Homeowners should be responsible for keeping their garbage contained in such a manner that it cannot be scattered or blown about the neighborhood. Refer to 2.14, (Compost) for further definition.
- 2.58 Tree Houses - Refer to 2.55 (Temporary Structures).
- 2.59 Vehicles - Any trailer, trailer camper, boat, truck camper or like mobile unit, including motor homes or mobile homes, shall be permitted to remain upon any lot or public right of way when in compliance with C-6 of the Protective Covenants and the Jefferson County ODP Interpretation. It is the responsibility of the Homeowner for all other vehicles to be kept in such a manner as to not be a nuisance as described in C-5 of the Protective Covenants.
- 2.60 Walls - Retaining - Location, appearance, construction, and materials must be in harmony with the property as described under C-2 of the Protective Covenants. No interference with the drainage in the easement area is allowed under C-4 of the Protective Covenants.

### III. REVIEW AND PLAN SUBMITTAL PROCEDURE

- 3.1 General -The Review and Plan Submittal Procedures have been written to accommodate most conditions that may exist in the variety of building activities that may occur. There will be cases where many of these step-by-step procedures will not have to be followed or certain listed submittal

items may not be required. The ACC should be consulted to determine what information will be required for its review.

- 3.2 Submission of Drawings and Plans - Two copies of the drawing or plan should be submitted to the ACC. One copy will be returned to the Homeowner after the ACC has acted. The copy will show the ACC's decision. The other copy will be kept for the ACC's records. Plans should be submitted directly to the ACC Chairperson, or the President of the Homeowners Association - Attn: Architectural Control Committee. All submittals will be logged and assigned a Project Number. All correspondence should include a telephone number. Neighbors written comments may be requested.
- 3.3 Action by the ACC - The ACC will meet regularly to review all plans submitted for approval. The ACC may require submission of additional plans or information and the ACC may deny the request until all required materials have been submitted. The ACC will contact the Homeowner by phone, if possible, if additional materials or information is required. The ACC will approve or deny all requests within 30 days after receipt of all materials requested by the ACC (unless the time is extended by mutual agreement) and respond in writing. In the event the ACC or its designated representative fails to approve or disapprove within thirty (30) days after plans and specifications requested have been submitted to it, or in any event if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required, and the related covenants shall be deemed to have been fully complied with.
- 3.4 Completion of Work - After approval, a proposed improvement to the property should be done as promptly and diligently as possible in accordance with the approved plans and description. Homeowner should contact the ACC to acknowledge completion of work.
- 3.5 Questions - Homeowners should feel free to contact any of the ACC's members at any time concerning its written decisions and procedures.

#### IV. PROCEDURES FOR ENFORCEMENT OF GUIDELINES

- 4.1 Reporting violations - Members of the board and all Homeowners are entitled to report all violations of the Protective Covenants. The ACC is the clearing house for violation reports. Homeowners making a complaint must provide all pertinent information regarding the nature of

the violation, location, time, identity and address of the violator (if possible). All suspected or alleged violations must be reported in writing.

4.2 Procedure - The following steps will be taken after a violation is reported:

- A. The complaint will be verified by the ACC or by a subsequent report by a third party. The complaint will then be reviewed by the ACC and voted on. Further action would need a majority vote by the ACC.
- B. The violator will be contacted in writing and asked to correct the violation within an appropriate set period of time, as determined by the ACC for each situation. If compliance is not observed, the violator will be offered an opportunity to appear before the Board of Directors for a violation hearing to explain the matter and attempt to resolve the issue.
- C. If a violator fails to appear and compliance is not observed, or if the violator appears and the issue is not resolved to the Board's satisfaction, within a set time span, the Board of Directors may invoke any one or more of the following remedies.
  - (1) Report the violation to any governmental agency which may have enforcement authority;
  - (2) Initiate legal action, on behalf of the Association, in any court having jurisdiction to restrain the violation and to recover damages.
- D. The option of mediation is under review by the Board at this time.

4.3 Hearing Procedures - On behalf of the Board of Directors, the following steps will be taken for a violation hearing:

- A. The President of the Board or Association Secretary advises the person in writing the time and place offered for the opportunity to appear before a quorum of the Board of Directors.
- B. The presiding officer of the Board calls the hearing to order and requests the violation notice letter to be read.
- C. Presiding officer requests statements from those present. Each person making a statement will respond

to questions from members of the Board. A reasonable time period should be allotted each of the participants which will be at the discretion of the presiding officer, and announced prior to the hearing.

- D. Attending persons will be excused from the meeting while the Board confers.
- E. Board dictates statement announcing its decision to the President of the Board or Secretary of the meeting.
- F. Attending persons will be reconvened and be advised of the decision by the Board.
- G. The Board of Directors, as designated representative, has the right to file suit against Homeowners for violations of the Protective Covenants which remain uncorrected after notice and hearing. The Association will seek to collect its Court costs and reasonable attorney's fees to the full extent allowed by law from the non-complying homeowner.

4.4 Severability Clause - If any part of these Guidelines is for any reason declared invalid, this shall not affect the validity of the remaining portions.

APPROVED AND ACCEPTED BY THE COLUMBINE KNOLLS SOUTH II BOARD OF DIRECTORS ON OCTOBER 15, 1996

By:

Joseph P. Niemczyk  
President

**APPENDIX "A"**

Board of County Commissioners

Gary O. Laura  
District No. 1

Betty J. Miller  
District No. 2

John P. Stone  
District No. 3

**COLUMBINE KNOLLS SOUTH OFFICIAL DEVELOPMENT PLAN  
RECREATIONAL VEHICLE STORAGE  
APRIL 9, 1996**

---

*"The storage of recreational vehicles such as boats, campers, trailers, motor homes, snowmobiles, etc. shall not be permitted within this development unless such storage is totally screened from public view."*

---

Interpretation

"Totally screened" Screening sufficient to effectively make objects behind the screen indiscernible\*.

"Public view" Capable of being seen from any location legally open to general public access (except aerial), including but not limited to public rights-of-way, streets, roads, sidewalks, and parks/open space.

*\*According to Webster, discern means -to detect with the eyes" or "to recognize or identify as separate and distinct". Indiscernible is defined as "incapable of being discerned" or "not recognizable as distinct".*

For a list of commonly asked questions, please see below. If you have specific questions regarding this interpretation, please contact me at 303-271-8725.

Dan Brindle, Zoning Administrator

## Commonly Asked Questions

1. Can a fence and/or landscaping be used to provide screening?

*Yes, if the fencing and/or landscaping is adequate to totally screen the recreational vehicle from public view.*

2. Does the entire recreational vehicle need to be screened from public view? Yes.

3 . Does landscaping have to be of sufficient size at the time of installation to totally screen the recreational vehicle?

*Yes.*

4. Can deciduous trees and shrubs be used to screen recreational vehicles?

*Yes. However, the trees and shrubs must totally screen the recreational vehicle from public view the entire time the vehicle is being stored on the site. Because deciduous vegetation is leafless much of the year, this type of screening may not be adequate year-round*

5 . How high can fences be constructed in areas governed by the Columbine Knolls South Official Development Plan (ODP)?

*The maximum fence height permitted by the Columbine Knolls South ODP is six feet (6'). Fences higher than 6' would require a variance. Fences in excess of 42" in height require a permit from the County.*

6. Does a fence have to be solid to provide adequate screening?

*Yes.*

7. Can a fabric cover be used to totally screen a recreational vehicle from public view? *No. A fabric cover fails to make indiscernible the storage of a recreational vehicle.*

8. Can a recreational vehicle be parked on property governed by the Columbine Knolls South ODP if it is not "totally screened from public view" for any Period of time?

*Yes. A recreational vehicle may be parked on property owned by the vehicle owner, without being totally screened from public view for a maximum of twenty-four (24) hours prior to and following the off-site use of the recreational vehicle for recreational purposes.*