

ARTICLE VI

GENERAL PROVISIONS

Section 7. Use, Restrictions, Covenants and Easements.

11. Manufacturing or commercial enterprises conducted or maintained upon, in front of or in connection with any Lot or Lots must comply with all Covenants and may not contain any visible commercial signage. No noxious or offensive activity shall be carried on upon any Lot, Common Area, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.

(a) Short-term rentals (defined as less than 30 days) are permitted in owner-occupied properties (defined as occupied by the owner for more than 185 days a year) subject to the following conditions:

(i) The homeowner must obtain a provisional clearance from the Association;

(ii) The homeowner must comply with all requirements for short-term rentals established by the City of Colorado Springs, including the requirement in Section 7.5.510 of the Colorado Springs Code of Ordinances to obtain a permit from the City before renting their property;

(iii) The homeowner must provide the Association's Administrator with a copy of the permit issued by the City of Colorado Springs before renting their property so that the Association is aware of which properties in Comstock Village may be rented on a short-term basis;

(iv) The homeowner has a duty to ensure that his or her tenants comply with all Covenants and do not engage in activities that interfere with other homeowners' right to peaceful use and enjoyment of their property;

(v) Failure to comply with any of the above conditions may result in a decision by the Association Board of Directors to revoke a homeowner's clearance to rent their property on a short-term basis, which will be made after the homeowner is informed of the violation(s) and has an opportunity to appear before the Board to explain why the clearance should be reinstated; and

(vi) The Association Board of Directors shall have a right to adopt rules and regulations necessary for the implementation of this restriction and for the implementation of other restrictions in the Covenants and as allowed by law (Covenant change approved May 20, 2026).