

# RULES AND REGULATIONS FOR PARK MEADOWS VILLAGE OCCUPANTS A CONDOMINIUM ASSOCIATION

January 22, 2024

These rules are designed to make living in our Condominium community pleasant and comfortable. In living together, all of us not only have certain rights, but also certain obligations to other occupants. We must remember that the restrictions we impose upon ourselves are for our mutual benefit and comfort.

The following rules do not supersede the Articles of Incorporation, the Association Bylaws, the Declarations or any other legal obligation.

Objectionable behavior is not acceptable even if it is not specifically covered in the rules. Violations by occupants, employees, guests or children are the responsibility of those occupants and owners.

The rules will be enforced as follows: Violations will be called to the attention of the violating occupant by the managing agent, and the managing agent will then notify the Board of Directors. The Board of Directors has authorized the managing agent to interpret and enforce the rules.

**plaints** or violations should be directed to the managing agent, not to the Board of Directors or the officers of the corporation. Violators are subject to injunction and/or liability for damages, attorney fees and other costs incurred by the association.

## Unsightly or Offensive Conditions

- A. No condominium unit shall be occupied except by a single family for private residential purposes. No business, profession or other activity conducted for gain shall be carried on within or from any condominium, except as is consistent with the city Codes of Arvada and in such a manner as it is not noticeable from any point outside the condominium.
- B. Homeowners are liable for pets. This includes all damage done by their pets, keeping them on a leash at all times outside and cleaning up all excrement. Please note that pets are not allowed to be tied up in such a way that the pet has access to ANY common area of Park Meadows.

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- C. Nothing shall be done or kept in any condominium unit or in or on the common elements which would result in the cancellation of the insurance of the project or increase in the rate of the insurance.
- D. No condominium unit shall be maintained in an unsightly condition, no hazardous, noxious or offensive activity shall be carried on nor anything done in a condominium or upon the common property tending to cause embarrassment, discomfort, annoyance or nuisance to the neighbors or neighborhood. No annoying lights, sounds or odors shall be permitted to emanate from any condominium or common property. No personal property may be stored outside the units on the common property except for deck and patio furniture and B-Q's.
- E. Alley ways should be kept clear of all items except trash containers on trash collection day.
- F. No ashes, cigarette butts, trash, rubbish, garbage or other refuse shall be stored or deposited anywhere upon the common property or outside of any condominium except in closed metal or plastic receptacles adjacent to the garage on the days scheduled for trash collection. Garbage dumpsters may be put out on the evening prior to trash pickup and must be brought back in to the garage within 24 hours of the trash being picked up.

## Parking

- A. Each condominium unit has a two-car garage. Vehicles should be parked in the garage. There will be times when a vehicle needs to be parked outside and owners will have the right to use one parking space. Outside parking spaces are primarily for visiting guests. A vehicle parked outside should not be parked outside for more than 72 hours. There are 31 units and 25 parking spaces, therefore, consistently parking your vehicle outside may interfere with other owners and their guests having a parking space. Parking more than one vehicle outside will be a violation of the Rules and Regulations and subject to fines
- B. Garage doors shall be kept closed and vehicles shall not be parked behind the garages except while persons are leaving or entering the garage and/or carrying items in or out. **PARKING BEHIND THE GARAGES IS AGAINST THE ARVADA FIRE CODE. FIRE TRUCKS HAVE INHIBITED ACCESS WHEN VEHICLES ARE PARKED IN THE GARAGE AREA!**
- C. Outside parking spaces will also be utilized for snow piling during the winter.

## Trucks R.V.'s and Boats

- A. No trucks longer than 21' shall be brought within Park Meadows Village or onto the common property except while making deliveries or performing requested services, emergency vehicles, and vehicles performing requested maintenance, repairs and replacement services.
- B. No vehicle shall be parked overnight in the common property or elsewhere within Park Meadows Village, except within the garage of a condominium or in one designated parking spot. No vehicles shall be parked parallel on the private thru street of West 66<sup>th</sup> Place. **FIRE TRUCKS HAVE INHIBITED ACCESS WHEN VEHICLES ARE PARKED ON 66<sup>TH</sup> PLACE!** Except for passenger vehicles of short-term guests or residents; no camper, motor home, mobile home, house trailer, or any towed trailer unit shall be parked more than 48 hours within Park Meadows Village. The PRIVATE DRIVE sign is posted to enforce this rule. Violators will have their vehicle towed. Vehicles shall be driven slowly and with caution at all times.
- C. Unused or inoperable vehicles shall be stored inside garages. In the event that the association shall determine that a vehicle is an unused or inoperable vehicle then written notice describing the vehicle will be personally delivered, if possible, to the owner and/or

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tenant thereof or will be conspicuously placed upon the unused vehicle. If the unused or inoperable vehicle is not removed within 72 hours thereafter, the Association shall have the right to remove it at the sole expense of the owner. An "unused vehicle" is an automobile, truck, motorcycle, motor bike, boat trailer, camper, house trailer or other similar vehicle which has not been driven under its own propulsion or has not been moved for a period of one week or longer. An inoperable vehicle is any vehicle that can't be driven.

### Barbeque Grills

- A. No barbeque grills or open pit fires are allowed anywhere on the Park Meadows Village decks.
- B. Gas grills are only allowed on concrete surfaces but NOT within 10 feet of a wood structure and are required to have a fire extinguisher (meeting the requirements of ABC classification) within 15 feet from the grill area. A fine of \$50 per week will be levied if a fire extinguisher is not within 15 feet of the grill.

### Swimming Pool Rules and Regulations These rules maintain the "Private Pool" status vs Public Pool.

- A. There is no life guard on duty. All persons using the pool do so at their own risk.
- B. Pool hours are 6 A.M. — 10 P.M
- C. The pool is for private use only. Guests must be accompanied by a resident of Park Meadows Village. Residents (owners or tenants) are responsible for the actions of their guests. Please limit the number of guests per unit to 6. Resident means: Owner and family (living in the home), renter and family, other persons (such as home sitter) residing in the home with the permission of the owner. If a resident is not the owner, notification to the HOA must be made of their status.
- D. Children under 12 years old must be accompanied and supervised by an adult at all times while in the pool area.
- E. Diving, running and unnecessary noise are not permitted in the pool area.
- F. Food and drink are not permitted in the water. Food and drink in the pool area must be in unbreakable containers.
- G. No glass bottles, jars, sharp objects, etc. will be allowed in the pool area.
- H. No pets are allowed in the pool area.
- I. Only maintenance personnel are allowed in the pool equipment room.
- J. Proper swimming attire only. Children in diapers must wear rubber swimming pants.

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- K. All persons using the pool area will remove all trash and all personal belongings when they leave the pool area. The area must be left clean. L. Umbrellas must be closed after use.
- M. The Park Meadows Village Homeowners Association Board of Directors reserves the right to deny use of the pool to anyone at any time with cause.
- N. One pool gate code will be issued per unit for use of the resident of each unit. Gate codes are not to be given to friends or relatives.
- O. The pool is for the use of residents and not to be used for business purposes such as day care etc.
- P. If a resident is going to have a function with 6 or more persons, we ask that as a courtesy they post a notice 5 days in advance so others will be aware. The pool cannot be closed for private parties. The form provided must be posted on the pool gate front entrance to alert fellow residents.

### Animals

- A. All animals that meet the requirements as itemized in Section 11.8 of the Declarations, may be kept in a Condominium Unit so long as they are not kept for any commercial purposes.
- B. Such pets must be carried or on a leash at all times while on any part of the common Property. The owner of the condominium unit, in which any pet is kept, is responsible for cleaning any soilage as well as any damage to Common Property.
- C. The Association shall require the removal of any dog, cat or other animal which makes noise so as to disturb neighbors to a degree which in the opinion of the Board of Directors is unreasonable.
- D. Owners of pets that are reported to be off leash or deemed a nuisance shall be subject to fines as follows: \$15 for first offense, \$25 for second offense, \$50 for third offense, removal of the pet from the property for subsequent offenses.
- E. Only two dogs and or two cats are allowed for each condominium unit.

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F. Owners violating the one-pet rule will be fined \$100 for the first month after being notified to remove pets in excess of one. The fine amount will be increased by \$100 for

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each subsequent month that the violation occurs until remedied. Therefore, the first month fine shall be \$100, the second month \$200 plus the first month \$100 for a total due of \$300, etc.

### Exterior & Interior Appearance

- A. No aerial or antenna for transmission or reception of radio or television or other electronic signals shall be maintained on the exterior of any Condominium Unit or on any part of the Common Property, except for DIRECTV style small satellite dishes. The small satellite dishes still require ARC committee approval to mount. Appearance, color, type of painting or stain or other exterior condition of a Condominium Unit shall not be changed; an Owner shall not repaint or re-stain the exterior of his Condominium, install awning, storm and screen doors except through the Architectural Control Committee or the Board of Directors.
- B. No additions, changes or structural alterations shall be made to the exterior or any Condominium unless written permission from the Architectural control Committee has been obtained.
- C. No condition which is inconsistent with the design integrity of Park Meadows village and can be viewed on a patio or through a window will be permitted. Such conditions, which may be deemed unsightly, include but are not limited to window treatments, draperies, shades and hangings, and articles on patios.
- D. Each owner shall keep the interior of his condominium unit, including, interior walls, windows, glass, ceilings, floor and permanent fixtures and appurtenances in a clean, sanitary and attractive condition, and in a good state of repair.
- E. No advertising, billboards, unsightly objects or nuisances shall be placed, erected or permitted to remain in or on any Condominium Unit, nor shall any Condominium unit be used in any way or for any purpose which may endanger the health, safety or life of any person or which may unreasonably disturb the other owners.

## Dues

All Association dues are due and payable on the first of each month. Dues received after the 15th of the month will have a \$10.00 late charge assessed. Overdue fees will, in addition, incur interest penalty at the rate of 18% per annum after the first 30 days.

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## Rule Changes

The Directors of the Association reserve the right to change or revoke existing rules and regulations, and to make such additional rules and regulations from time to time as, in their opinion, shall be necessary or desirable for the safety, cleanliness and good order of the premises, and for securing the comforts and conveniences of all occupants.

## Signs and Flags

No signs or flags other than those listed below are allowed for Park Meadows Village

### Real Estate Signs

A: One real estate sale sign will be allowed on common property adjacent to the building where the unit is for sale. This may be no larger than 42 inches high and 32 inches wide. It may have one attached box for literature. It may go no deeper than 12 inches into the ground. No banners or add on signs are allowed. The sign may be placed on the day of listing until the day of closure only. The owner is responsible for any damage caused by the sign. Only one generic house for sale sign may be placed at the community entrance.

OB: One for sale sign may also be placed in a window.

C: Open House signs may be placed at the community entrance and the property for sale one hour before the open house and must be removed at the close of the open house.

### Political Signs

Definition: ONE sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue.

A: Political signs may be displayed in windows only. They may be placed no more than 45 days before the day of an election and must be removed no later than seven days after the election regarding the issue or candidate.

B: Only one sign per political candidate or issue will be allowed.

C: No signs may be placed on common property; that is, other than the inside of a window of your unit.

## Flags

A: The only flag, which is allowed to be placed outside, is The United States Flag (Stars and Stripes).

1. It may be placed on a pole attached to your building either by your door or on your porch. No pole may be longer than six feet. No flag may be larger than 60 inches in any single dimension. No other flagpoles may be placed on common property.
2. The United States Flag may also be placed in a window.
3. The United States Flag must be displayed in a manner consistent with the Federal Flag Code.

B: A service flag bearing a star denoting the service of the unit owner or a member of the unit owner's immediate family in the active or reserve military service of the United States during a time of war or armed conflict may be placed on the inside of a window or on a door of the owner's residence. The flag may be no larger than twenty inches by twenty inches.

## Rental Units

- A. All rental units at Park Meadows Village must have a minimum rental term of 12 months. The lease agreement between the homeowner and the tenant must be in writing and must include the term of the lease.
- B. Tenants renting units at Park Meadows Village are not allowed to have pets (dogs, cats or other) which utilize the common property.
- C. All landlords must provide tenants with a written copy of the governing documents and rules and regulations of Park Meadows Village. Tenants renting units at Park Meadows Village are subject to the same rules and regulations as the homeowners of Park Meadows Village. The lease agreement must make reference to and be subject to these documents.

- D. It is the responsibility of the Landlord to ensure that their tenants are following the rules and regulations.
- E. Tenants must communicate any requests to the HOA through the landlord.
- F. The Board may demand termination of a tenant with multiple rule violations.
- G. The landlord must provide a copy of each rental agreement to the HOA's property management agent to ensure compliance with the HOA's standards and for emergency contact purposes.
- H. The number of rental units at any one time cannot exceed three (3) units. The Board may make temporary exceptions for hardship cases.

#### Rules and Regulations: Fee schedule addendum

- 1- Failure to have at minimum at type ABC fire extinguisher within 15 feet of a Bar-B-Q that is within 10 feet of a building.... \$50 per week until the extinguisher is provided by the resident/homeowner.
- 2- Dog or other pet off leash and/or a nuisance, and failure to clean up excrement of pet...within any 12-month period.
  - \$15.00 for 1<sup>st</sup> offense
  - \$25.00 for 2<sup>nd</sup> offense
  - \$50.00 for 3<sup>rd</sup> offense
  - Removal of pet for subsequent offenses within a 12-month period.
- 3- Housing more than one dog or cat for each condominium unit (except for visitations of one week or less).
  - \$100 for the first month, \$200 for the second month, \$300 for the third month continuing the increase of \$100 per month until the problem is resolved. If owner does not comply procedures will commence by the association to remove any and all excess dogs, cats or other household pets.
- 4- Other offenses:
  - Other violations of the Rules and Regulations, Declarations, or other legal documents of the Park Meadows Village Home Owners Association will be:

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\$15 for the first offense or month

\$25 for the second offense or month

\$50 for the third offense or month.

Continuing offenses will add \$25 per month to the fine each month in a cumulative manner for offenses.

All fines are at the discretion of the Park Meadows Village Board of Directors. Offenders may appeal to the Board within 60 days of any violation or fine either in writing or by requesting an appearance before the Board within the 60-day period. Leniency or adjustments of fines are at the discretion of the Board. Once the Board is notified of an appeal, fines may be suspended until the decision is finalized after the appeal is made.