

Wolf Creek Owners Association Rules and Regulations

December, 2009

The Wolf Creek Owner's Association is a covenant controlled community. The Association has rules and regulations documented by the Declarations of Covenants. The purpose of the rules and regulations is to ensure homeowner compliance in order to maintain an attractive community and better living for all the residents of Wolf Creek. Please take the time to read through these rules and regulations to make sure you are within the guidelines. If you have questions please feel free to contact our property manager:

PML, Inc., Located at 1155 South Main St., Longmont, CO 80501, phone 303 772-5891 or fax 303-772-3783.

Violations of the rules and regulations of Wolf Creek may result in fines being imposed upon the owner of a home. The Board may amend or adopt other rules and regulations that apply to all residents of Wolf Creek. Owners are responsible for their tenant's actions and may be held liable for any costs incurred due to the violations of the rules and regulations. Owners who fail to pay violation fines may be charged late fees and will be responsible for all collection and legal fees associated with collection of the fines and late fees.

VIOLATION AND FINE POLICY

<u>First Offense:</u>	Courtesy letter	The Owner has 10 days to correct the violation from date of letter. After 10 days the violation is upgraded to a second offense.
<u>Second Offense</u> Same violation	Warning letter \$25.00 Fine	Upon receiving notification of a second offense the owner has 14 days to do one of the following actions: 1) Correct the violation 2) Dispute the violation in writing 3) Request a hearing before the Board of Directors If the Owner fails to do one of the three actions within the 14 days they will be fined \$25.00. The violation is then upgraded to the third offense.
<u>Third Offense</u> Same violation	\$50.00 Fine	If the violation is not corrected in the next 30 days a second fine in the amount of \$50.00 will be charged to the owner. The violation will be upgraded to a fourth offense.
<u>Fourth Offense</u> Same violation	\$100.00 Fine	If the violation is not corrected in the next 30 days a third fine in the amount of \$100.00 will be charged to the owner. The violation will be upgraded to a fifth offense.
<u>Fifth & Subsequent Offenses</u> Same violation	\$200.00 Fine	If the violation is not corrected in the next 30 days a fourth fine of \$200.00 fine will be charged to the owner every 30 days until the violation is corrected. Upon receiving a fifth notice, the covenant control procedure will continue as outlined.

LATE FEES

Quarterly homeowner dues are to be received no later than the 15th of the first month in the quarter. These months are January, April, July and October. If the dues are not paid by the 15th of the first month in the quarter, a \$25.00 late fee will be applied to the unit.

PROPERTY MAINTENANCE

Each Owner shall maintain at all times the exterior of their home including all structures, fencing, patios and landscaping. Deferred maintenance resulting in visible deterioration of such will be considered a violation of the covenants. The property must be kept in a clean, safe and attractive condition and shall be free from litter and debris. No left over landscaping or construction materials, discarded household items, interior furniture, chemicals, signs or discarded items including, but not limited to broken patio furniture, old grills, discarded toys & bikes or debris of any nature shall be stored in any front, back or side yards including driveways, front porches, on or under decks. Front porches are not to be used for cooking on or storage of grills

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PARKING SPACES

Owner's and guests are to park in designated areas which include garages and driveways. Street parking must be in accordance with city ordinances. Vehicles should not be parked within 4 feet of any driveway or facing the wrong direction. Inoperable vehicles may not be parked in Wolf Creek except within garages. Owners are asked to not park in front of the mail boxes. **All city of Longmont ordinances apply.**

PETS

No animals, shall be raised, bred or boarded for commercial purposes within Wolf Creek. Nor shall pets be kept in such number or in such manner as to create a nuisance or inconvenience to any of the residents of Wolf Creek. Dogs must be on a leash and be under strict control of the owner when not in a fenced yard. Pet owners are responsible to clean up all pet waste immediately. Owners will be held responsible for any damage caused by their pets. Barking issues are a violation of the city of Longmont ordinances. **All city of Longmont ordinances apply.**

NUISANCES

No noxious or offensive activity or behavior shall be carried on within the Wolf Creek Community. No activity shall be conducted on any part of the community which is or might be unsafe, unsightly or hazardous to any person. Noise should not be so loud as to disturb neighbors. All rubbish, trash or garbage shall be regularly removed and shall not be allowed to accumulate on any property. Trash carts should be cleaned out to prevent noxious odors from being emitted. Trash carts must be stored behind the side yard fence within 24 hours of pick up. Any fire pits or chimineas of any type must not violate city or state burning ordinances or create a safety or health hazard within the community. The common areas may not be used for storage or driven on at any time. Owners & their guests using the common areas will be responsible for any and all damage including landscaping and fencing.

VEHICLE PARKING, STORAGE & MAINTENANCE

No trailers of any type, campers, camper shells, boats or accessories, self contained recreational vehicle or other recreational equipment of any type may be parked or stored within the community on any lot within the Wolf Creek except within the garage. Loading of such vehicles, emergency or temporary parking may not exceed 72 hours per the city of Longmont ordinance. Commercial vehicles over one ton are not allowed to be parked within in the community. Semi tractors and trailers are only allowed to be in the neighborhood during loading/unloading and shall not remain parked in the neighborhood for any reason. This applies to vehicles referred to above even if they are licensed by the state of Colorado or any other jurisdiction as "passenger vehicles". No abandoned, unlicensed, wrecked or inoperable vehicles of any kind shall be stored or parked within the Community except within a garage. Any vehicle maintenance shall be conducted within the garage not to include the driveway. No toxic chemicals including but not limited to motor oil, brake fluids and gasoline may be allowed to stain or accumulate on any driveway, sidewalk or street. Residents are encouraged to keep the garage doors closed except when in use. **All city of Longmont ordinances apply.**

SIGNS

No advertising or business signs of any nature shall be erected or maintained on any part of the Community. One standard real estate "For Sale" sign or "For Rent" sign may be displayed on the property when applicable. Political signs must not exceed 36 x 48 inches and have time limitations per Colorado Senate Bill – 89.

ADDITIONS, ALTERATIONS OR IMPROVEMENTS

No owner shall make any structural addition, alteration or modification to the exterior of their property without the express written consent of the Architectural Review Committee and or Board of Directors prior to start of making any modification. This includes but is not limited to modifications to fencing, storage sheds, patios, landscaping, roofing, exterior paint or stain colors. Play structures which are cemented as a permanent structure on the lot require pre-approval. Dish satellites are not to be attached to the front of the home or in obvious site from the street. New roofs must be one of the pre-approved colors posted on the Wolf Creek web site. <http://wolfcreekoa.org> Owners making modifications which are not pre-approved by the Architectural Review Committee and within the design guidelines will be subject to fines. All city permits must be obtained and easements honored. Street facing fences which are modified must be done in conjunction with the neighbor on same side agreeing to install identical fencing within a reasonable time frame. Please refer to Design Guidelines for details. NO modifications are allowed to be made to association property including fencing and landscaping.