

Rules & Regulations

March 2016

1. Tables and Chairs in the Front yard area: 1 table and 4 matching chairs are permitted.
2. Advertisement Signs: Advertising signs of any type (excluding "for sale" or "for rent") are permitted for up to two weeks.
3. Border Fences: Are prohibited. No fences other than the fences originally constructed are permitted on the property.
4. Fence: You are responsible for the maintenance, repair and replacement of your fence. Divider fences between neighbors should be shared expense. Replacement fences must look exactly the same as the fence originally constructed. No additional fences are allowed on the property.
5. Faux Flowers: Are permitted on the front porch and door only.
6. Sewer Repairs/Replacement: The Association is responsible for the repair and replacement of the sewer line only. The homeowner is responsible for any front yard, landscaping, driveway, concrete or any other surface work that is disturbed, removed, damaged, etc. in the sewer line repair or replacement process.
7. Carpentry/Painting: The Association is responsible for painting your home. Your home will be assessed for needed carpentry repairs prior to painting. The homeowner is responsible for completing the necessary repairs prior to the paint cycle. Failure to complete the repair will result in the paint warranty on your home being voided.
8. Sidewalk: The City and County of Denver is responsible for sidewalks that have no seam but just slant at 45 degree angle to the gutter. If you have a sidewalk with a seam between the sidewalk and the curb, such as along Iowa Avenue, you are responsible to repair/replace the concrete sidewalk, but the City and County of Denver is still responsible for the curb and gutter.
9. Trash and Recycle Cans: Trash day is Thursday (unless there is a holiday then trash is delayed one day to Friday). Garbage and recycle bins can only be placed at curbside for the purpose of trash and recycle pick up. Trash and recycle bins must otherwise be placed out of public view.
10. Pool and Tennis Court Keys: Can be obtained from the management company. If, at any time, someone at your address received a pool/tennis key or pool fob, that is considered your one "free" key. Replacement pool/tennis keys or pool fobs are \$50.00. If you are selling/buying a home, please make sure the key/fob are in the possession of the new Owner.
11. Exterior Modifications: Any changes, additions, alterations to your home and property require the approval of the Association. Modification include, but are not limited to, landscaping, windows, doors, anything over the height of the fence in the backyard, solar panels, etc.
12. Walkthroughs: The Board of Directors and the management company complete walkthroughs of the community and issue letters accordingly. If you receive a warning letter or fine letter, please respond to it. Failure to request a hearing for a fine letter will result in the fine being posted to your account without further notice.

Front Doors:

- You must request approval for the new door
- A restrictive covenant must be signed that guarantees the upkeep of the door passes with the sale of the house
- Only 3-panel or 6-panel doors are allowed
- Windows are allowed only in the top two panels of a 6-panel door or the top panel of a 3-panel door
- The door must be painted one of the approved colors for Indian Creek or be stained in a wood color
- The stain must be kept in good condition as determined by the Board of Directors
- In order to determine the condition of the door you must provide the Association access to the door for examination