

CEDAR LANE AT CHERRY CREEK HOA
C/O Realty One, Inc.
1630 Carr Street, Suite D
Lakewood, CO 80214
303.237.8000

April 27, 2020

To: Cedar Lane Owners

From: Board of Directors/Realty One, Inc.

Re: Construction Guidelines

Dear Cedar Lane at Cherry Creek homeowners,

You are likely aware of the large amount of construction occurring in our community. While this is an exciting time for Cedar Lane, we would like to remind you that each lot owner is responsible for abiding by the HOA covenants concerning construction activities. That means if you are working with a contractor to build or make improvements on your home, you are responsible for ensuring that your contractor abides by the Association's covenants. Contractors who own lots also must comply with the HOA covenants.

Some of the requirements are listed below-

- Construction Debris – To keep the neighborhood clean and attractive, it is important that you keep your lot free from trash and debris. Please pick up any trash or construction debris on your lot and any neighboring lots EACH DAY. Also, please empty dumpsters regularly so that trash doesn't blow out of your dumpster onto adjoining properties.
- Keep all equipment and supplies on your lot. Do not place these items on the street or adjoining lots.
- Please do not block driveways or entry gates with vehicles or equipment.
- Please drive slowly and carefully on community streets and on nearby neighborhood streets.
- Construction work should be conducted during the hours of 8:00 AM to 7:00 PM to keep noise and disruption to a minimum. Please instruct your contractors to avoid making unnecessary noise (for example, no blaring radios).
- Remember that all improvements must be approved in advance by the Design Review Committee of the Board as required by the HOA covenants. This includes obtaining approval for fencing, landscaping and other exterior improvements.

We all want to keep our community safe and looking beautiful. But we need all residents to help with this effort. Please ensure that your contractors(s) are aware of the Cedar Lane covenants and guidelines. It is up to everyone to make our community attractive and safe. Thank you in advance for your assistance.

On behalf of the Board of Directors,

Realty One, Inc., Managing Agent