

THE OAKS CONDOMINIUMS
RULES GOVERNING THE RESIDENTS
January 23, 2023

Pursuant to the Condominium Declarations for the Oaks Condominiums and the By-Laws of the Oaks Condominium Homeowners Association, the Board of Directors of the Oaks Condominium Homeowners Association adopted the following rules and regulations in order to provide for the pleasure, safety, and comfort of the owners and residents of the Oaks Condominiums and their guests.

Effective as of the date above, the Board established the following provisions as the Rules and Regulations of the Association. These Rules and Regulations supersede and replace all prior versions.

The rules listed here are meant to supplement any general rules and regulations contained in the governing documents of the Association. These governing documents and related information can be accessed at <http://www.realtyone-co.com/the-oaks.html>.

I. GENERAL RULES

CARE AND UPKEEP

1. All parts of the condominium project (within individual units or in and around condominium common areas) shall be kept in a clean and sanitary condition, and no rubbish, refuse, or garbage shall be allowed to accumulate, nor any fire hazard to exist.
2. No resident will place any advertisement, or posters of any kind, in or on the condominium buildings unless authorized by the Association.
3. It is prohibited to hang garments, rugs, and other materials from the windows or from any of the facades, or deck balcony rails of the building or any of the improvements.
4. Patios and associated fences shall be maintained at the owner's expense and patios should not be used for storage. Only patio furniture, grills, and clean planters are allowed on patios.
5. Decks shall be maintained at the owner's expense and should not be used for storage due to the dangers of excessive weight. Plants should not be placed on decks unless owner/tenant can guarantee that all water being used is contained within the planter or associated saucer and is not allowed to rest on the surface of the deck.

SIGNS AND FLAGS

1. One sign per unit, maximum size of 24"X18", is allowed to be displayed in a window. In addition, one 'For Sale' or 'For Rent' sign with a metal frame, maximum size of 24" X 18", may be placed in the rock bed adjacent to the unit for which the sign applies. Other signs are not to be placed in common areas. No commercial signs, no hand-written signs, no damaged signs are allowed.
2. One flag per unit, maximum size of 3' X 5', is allowed to be displayed. Display is allowed in a window of a unit, at the front entrance of a unit, or displayed within the boundaries of a balcony or patio. Flags are not allowed to be draped or hung over a balcony or deck railing. Installation into the siding is prohibited. Freestanding flagpoles on balconies and patios may not exceed 6'. All flags shall be professionally manufactured and lettered. No handwritten flags are allowed. Flags must be maintained in good condition, free from fading, fraying, and tears. Non-commercial flags only. Flags are not allowed on common areas.

Installation of a flagpole holder is prohibited in the siding. If you have wood trim adjacent to your front door and would like to install a flagpole holder in that location, prior Board approval is required, as with any exterior changes to the buildings.

NOISE

1. Owners and occupants shall avoid making or permitting loud or objectionable noises, and in using or playing musical instruments, radios, phonographs, television sets, amplifiers, and any other similar devices in such a way as it may disturb or tend to disturb owners, tenants, or other occupants of other units. Further, there should be extreme efforts to minimize dog barking.

RENTAL UNITS

1. In cases where residents of the Oaks Condominiums are leasing the property from another individual or agent, the owner of the property is responsible for that tenant. The owner must provide copies of any and all rules, regulations and penalties to the tenant, and the owner shall be liable for any fines or other penalties.
2. No owner may lease less than their entire unit and short-term rentals are not allowed.
3. Owners shall share contact information for tenants with the Association via the Community Manager, so they can be reached, if necessary.

PETS

THESE RULES ARE NOT INTENDED TO REPLACE ANY LAWS OR REGULATIONS GOVERNING PETS AS PUBLISHED BY THE CITY OF ARVADA AND/OR THE STATE OF COLORADO AND SUCH LAWS AND REGULATIONS SHALL BE OBSERVED AND ADHERED TO BY THIS ASSOCIATION.

1. Only dogs, cats and other household pets will be permitted within the condominium units.
2. All pets when on the common areas shall be controlled on a leash. No pet shall, at any time, be allowed to run free on the common areas. When pets are walked on the common areas, they shall be kept away from all shrubs and trees (landscaped areas) and any solid waste deposited on the common areas by the pet shall be cleaned up by the corresponding resident immediately.
3. Owners of dogs shall patrol the area around their building, picking up and disposing of dog feces. This is important for the health and well-being of all residents and especially for the children who play outside.
4. The maintenance contractor will notify the management of excessive labor necessary to clean up dog waste so that the offending dog owners can be charged for this labor cost.
5. No pet shall be tied or left outside of a unit, in a garage or on common areas unattended. Pets should not be allowed to disrupt the community (ex: barking) while outside and on decks and patio's.

6. Owners of any and all pets shall restrain them from the making of obnoxious and/or disturbing noises at any time or place.
7. Pets of guests shall be the responsibility of the owner whose unit they are visiting.
8. The owner is responsible for any and all damage caused by a pet associated with their unit

TRASH

1. Trash containers shall be put outside the unit or garage on the day it is to be picked up only. No trash containers shall be visible in front of the garage or unit or on any common elements including lawn and rock areas at any other time.
2. No trash shall be allowed to gather outside of designated trash receptacles at any time.

SAFETY PRECAUTIONS

1. No toys (bicycles, etc.), large or small, shall be left outside of a unit, unattended, for any length of time (including overnight).
2. No vehicles shall be ridden on the community sidewalks, grass areas, planters and stone areas. Such vehicles are intended to include bicycles, motorcycles, go-carts, skateboards, etc., both humanly and mechanically powered. Tricycles are permitted.
3. Owners will be responsible to identify and repair/remove any potential hazards that could create an unsafe situation for residents walking through the complex. This may include items hanging down from decks/balconies, loose boards on fence lines along walkways, etc.
4. Owners/residents will not be permitted to store flammable or hazardous materials in the garage, on decks, or within fenced areas on the property.

II. TRAFFIC AND PARKING

TRAFFIC

1. Traffic moving through complex shall limit their speed to 10 mph at all times.

PARKING

1. Parking is allowed in each garage, behind each garage and in designated parking areas only. Parking should occur within the lines of marked spaces to avoid blocking others' ability to use adjacent spaces and to keep sidewalk access clear. More specifically, do not park where your vehicle takes up 2 spaces or covers up a portion of the marked walkway access. During a snowstorm, parking is not allowed behind garages due to snow plowing activity in this location.

2. Due to limited space in the parking areas, oversized vehicles cannot be parked within the complex. Campers, motor homes, boats, large conversion or recreational vans and trailers may not be parked anywhere within the complex at any time (unless they are part of Board approved maintenance efforts conducted on the property).
3. Unused vehicles shall not be stored or parked on any part of the Common Elements. Unused vehicles shall be any vehicle not used for a period of two weeks or more. A written notice may be posted on the unused vehicle requesting removal. If such vehicle has not been removed within 72 hours, the Association has the right to remove the same without liability to it and at the expense of the owner of the vehicle.
4. Vehicles parked on the property shall always display a current registration.
5. Noisy vehicles shall not be permitted on the premises.
6. No major repair of vehicles on premises.

III. ARCHITECTURAL/MAINTENANCE REQUIREMENTS

1. Except as provided in the Declaration, every owner must perform promptly at the owner's expense all maintenance and repair work within the owner's unit which, if omitted, would affect the project in its entirety or in parts belonging to other owners.
2. All the repairs of internal installations of the Unit such as water, light, gas, power, sewage, telephones, sanitary installations, plumbing and electrical fixtures, including any heating or air-conditioning equipment belonging to the Unit, shall be at the owner's expense.
3. An owner shall be obligated to reimburse the Association or another unit owner promptly upon receipt of a statement for any expenditures incurred by the Association or other unit owner or both in repairing, replacing, or restoring any general common elements or the interior or any part of a unit damaged as a result of negligent or other tortious conduct of such owner, a family member, agent, employee, invitee, licensee, or tenant.
4. Except for those improvements erected or installed by Declarant, no exterior additions, alterations, or decorating to the buildings, nor changes in fences, hedges, walls and other structures shall be allowed without prior approval by the Board of Directors of the Association. Requests to add/change exterior elements of individual units, such as doors, windows, utility wiring, and satellite dishes, shall be submitted to the HOA via an Architectural Control Committee (ACC) Improvement Request, available online with all other HOA governing documents. The Board will have 30 days to respond.
5. No owner shall have the right to alter the General Common Elements.
6. The Association shall have the right to have access to each unit from time to time during reasonable hours as may be required for maintenance, repair, or replacement of any of the general common elements or for making emergency repairs necessary to prevent damage to the general common elements or to another unit.

7. No owner shall do anything that will impair the structural soundness or integrity of the building, or impair any easement or hereditament.
8. Unit owners are responsible for maintenance of items contained within the walls of the unit (including walls/floors/ceilings, doors/windows, and interior non-supporting walls) while the Association is responsible for the maintenance of the exterior walls.
9. Changes or additions to exterior wiring for cable, phone, or internet, etc. requires authorization via an ACC.

IV. VIOLATION PROCEDURES

ENFORCEMENT OF THE RULES

The policy for the enforcement of these rules may be found online in the Policy for Covenant and Rule Enforcement document.

NOTICES, FINES, AND PENALTIES FOR VIOLATIONS OF THE ABOVE RULES AND REGULATIONS

1. First Notice: A written Warning Letter to the member in violation and suggested future procedures for compliance; up to 10 days to comply.
2. Second Notice: An "Initial Letter" and a \$35.00 fine for non-compliance; 30 days to comply.
3. Third Notice: A "Second Letter" and a \$65.00 fine for non-compliance; additional 30 days to comply. In the case of pets, mandatory removal from the complex if deemed a danger or nuisance.
4. Continued Non-Compliance: Strongest legal action possible through the existing city, county, state, or federal court systems.

The penalties are described for cases where violations are not corrected within the time limit as set by the Board of Directors. They may be modified or adjusted by the Board of Directors at the time of its decision in each case based on individual circumstances.