

Independence Square Condominium Owner's Association

RULES AND REGULATIONS

(Revised June 15, 2020)

These Rules and Regulations are set forth in accordance with the HOA By-Laws, Articles of Incorporation and the Condominium Declaration.

COMMON AREA: The Common Area is defined as follows: Any place outside of the fenced patio area, including the structures, land, easements and appurtenances of the HOA property. This includes, but is not limited to the trees, shrubs, rocks, fences, mailboxes, gutters, siding, sidewalks, asphalt and the exterior portion of the structures. Tampering with the Common Area is not allowed.

***Unit Owners or residents are now responsible for keeping trash, cigarette butts, leaves, branches, sticks, or any debris around the common area in or on the outside of your units.**

Frisbees, balls, airplanes, kites, drones or any similar articles are not permitted in the Common Area. NO hot tubs or swimming pools or trampolines are allowed. For safety reason, no skate boarding or roller blading will be allowed in the drive/parking areas. Personal items; toy or personal property left out in the Common Area will be considered abandoned and will be removed without notice. No drawing on the landscaping brick or blacktop or on any of the buildings or fences with colored chalk. Climbing on the buildings, trees or fences is absolutely forbidden.

STORAGE:

Storage sheds, gazebos, tents and trampolines are prohibited.

DESIGN REVIEW:

No exterior additions, alterations, or decorating to any buildings, nor changes in fences, hedges, walls, gates, and other structures shall be commenced, erected or maintained until the plans and specifications showing the nature, kind, shape, heights, materials, location and approximate cost of same shall have been submitted to and approved in writing as to conformity and harmony of external design and location with existing structures in the property by the Association, or by a representative designated by it. No owner or lessee shall install wiring for electricity, telephone, television, air conditioning or any other item to the exterior of the structures. For example: Installing fixtures, etc. to the roof or fence or building. Nothing may be permanently attached to the exterior of the structure without a written request for a variance to this rule. A written request must be submitted with a completed Design Review Form, including drawings of the project and specifications to the Board of Directors for review and obtain a signed approval before the licensed contractor installation to the exterior of the structure is started. Do not permanently attach anything to the Common Areas without an approved Design Review Form.

LEASING: In instances where Residents of Independence Square Condominium Owner's Association are leasing and or renting from another Individual or Agent, the Owner of the unit is responsible for his or her Tenants or Agents.

The Owner must provide the Tenants and Agents with copies of the Rules and Regulations and Penalties.

The Owner must provide the Management Company with the Tenant's Name, Home and Work phone numbers. This allows prompt access to units if any urgent repair or Unit problems occur.

The Owner shall be liable for any fines or penalties. The rental or lease of any units and renewal of any rental agreement must be in compliance with the Declaration, Bylaws, Rules and Regulations and Articles of Incorporation of the HOA.

Copies of leases, with contact information and proof of renter's insurance must be submitted to the Management Company within one week of leasing to a new tenant.

No B&B's or Air B&B's are allowed to be run from any of the units in this Association.

PARKING: There are only 2 parking spaces per unit. The 2 parking spaces are located in front of the garage door and in front of the porch or gate. you may park your vehicle in your own unit's driveway only. No parking at all is allowed in the fire lanes. Vehicles will be towed at the expense of the Owner of the vehicle or the Owner of the unit in violation. Residents are responsible to tell their Guests where to park. If there is no space, park on the street. There is no parking or driving on the rocks or grass around the units. Violators may be towed without notice and fines may be

VEHICLES:

Inoperable (disabled) vehicles, unlicensed vehicles, flat tires, trailers, motorhomes or vehicles over ¾ ton are prohibited in the parking area. They will be removed at the Owners expense and a fine may be placed. A written request will be placed on these vehicles to notify of the need to remove from the property or to be towed.

No vehicle repairs are to be performed on common ground. Under no circumstances shall the changing of engine fluids be allowed in the common areas or driveways. Any spots from oil or other fluids left on the driveway from vehicles are to be cleaned immediately and any vehicle leaving the spots of fluids must be relocated off the driveways and common areas.

Vehicle washing or extensive use of water is not permitted on general common elements or driveways. Watering of landscape areas and of flowers and plants is allowed.

TRASH: Trash is picked up weekly. If there is a holiday, it will be a day later. Please put trash out no earlier than 6PM the night prior to trash day and they must have lids on them. Trash cans must be removed the night of the trash day. Bottles, cans, paper, trash, cigarette butts and personal property must not be left on the lawns or in the driveways or landscaping areas.

The unit Owner shall make arrangements and pay the trash company directly for the removal of the following items: televisions furniture, i.e. couches, tables, beds, mattresses, toilets, sinks, etc. It is the unit Owner's responsibility to have these things removed and failure will result in fines plus any cost to remove these items assessed to the unit Owner.

ALL TRASH CANS MUST HAVE LIDS ON THEM OR DO NOT PUT THEM OUT.

WINDOWS: Windows must be properly installed and in good repair. Absolutely no sheets, blankets, tin foil or other material may be used to cover the windows. Screens and Storm Doors must be in good repair at all times. Air conditioners may be mounted and finished with clear plexi-glass only. No wood, cardboard or stickers are allowed in the windows. 2-story units may permanently install A/C installation or it must be removed. Do not attach anything to or through the buildings without a Design Review Request Form. Any unauthorized repair or replacement cost will be recovered from the unit Owner. Design Review Forms are available on the website.

SIGNS: No signs are permitted except as follows: For Sale, For Lease, For Rent, Burglar Alarm Co. or one 12" x 10" advertisement sign. A For Sale sign may be placed in the window or on the fence not to exceed 30" x 30". Only one sign is permitted per unit. Damage or repair from signs will be charged to the Owner.

PETS: No more than 2 dogs or 2 cats per unit. Dogs and cats must be controlled on a leash when in the common area and kept away from bushes and shrubs. Pet Owners must remove any pet waste immediately. Owners and Tenants shall restrain pets from making disturbing noises. Pets shall not be confined in garages at any time. Owners and Tenants must carry proper liability insurance on their pets. No Pit bull breeds are allowed. Owners and Tenants must obey all laws concerning pets as published by the City of Wheat Ridge, Colorado. Wheat Ridge Animal Control 303-237-2220.

Three complaints in regard to noise, waste or aggressive behavior will be reason to have the pet removed from the community. Any damage done to the common area i.e. exterior fences, gates, landscape material will be the responsibility of the Owner to repair or replace. If the Owner is negligent in repairing damaged areas, after notification, the Association will make repair and charge all costs back to the owner.

NOISE: The City of Wheat Ridge noise ordinance states that quiet hours are from 10pm to 7am. However, excessive noise or loud music is not permitted at any time. If your stereo, television or party can be heard outside your unit, it is too loud. If necessary, police will be called. Landlords will be asked to terminate a lease and a possible fine will be assessed to the Owner. Please be considerate of all your neighbors.

FLAMMABLE MATERIALS: No flammable materials are to be stored in any unit or garage.

LANDSCAPE: Owners and Tenants are required to keep their patio, yards and porches, in a neat and sanitary condition which includes removal of weeds and dog waste inside of their fenced area. Residents must water their trees and shrubs and maintain the yard in front or behind their units, except where automatic watering systems have been installed. unit residents must keep

landscape beds watered and weeded as needed throughout the growing season. Any broken landscape bricks will be replaced at the Owner's expense.

NEW: Due to the increase in mowing and clean-up charges, it will now be the responsibility of the persons living in each unit to keep the outside areas of the parking area and in front of garages and landscaping areas clean of all leaves, sticks and garbage.

Once a year the Board of Directors will be doing a walk-through of all common areas, inside and outside of the fences. If not allowed to inspect, a fine may be charged.

CARBON MONOXIDE – SMOKE – FIRE EXTINGUISHERS:

Each unit MUST be equipped with a minimum of AND each shall be kept in working order at ALL times:

- ONE (1) carbon-monoxide detector
- TWO (2) smoke detectors
- ONE (1) fire extinguisher

ENFORCEMENT OF RULES WILL BE PROVIDED FOR AS FOLLOWS:

First Offense – Violation Letter

Second Offense - \$50.00 fine with the opportunity to call for a hearing

Third offense and Subsequent Offenses - \$100.00 fine for each week violation continues

Third Offense of Pet Violation – can remove the animal from the property