

Highlands at Vallejo Homeowner's Association Rules and Regulations for 3233 Vallejo Street, Denver, CO 80211. Effective Immediately: May 2004 V. 2005.05.18

I. Pet Restrictions

1. Pet owners are responsible for the immediate removal of their pets' waste from the common areas and limited common areas, including the front yard.
2. Pets may not be tied to or tethered from or in any way attached, permanently or temporarily, to any porch, stair railing, tree, exterior portion of the building, or staked to any common element or limited common element including the front yard.
3. An owner is responsible for any damages caused by his animal (s) on the property. All animals shall be kept on leashes and attended by their owners when present in the common areas of the property.
4. Pet owners must control their pets at all times so as not to cause a disturbance or nuisance to, or threaten the safety of any resident or owner on the property.
5. Animals shall not be permitted to bark, howl or make other loud noises for such a time as to disturb others.

II. Interior and Exterior Doors

1. All interior doors are to remain closed and should never be propped open as required by the Denver Fire Department. The Denver Fire Department will issue fines between \$50-\$100 if any doors are propped open upon any unscheduled or scheduled inspection. It is a fire hazard to keep the interior doors propped open.
2. All exterior doors leading outside of the building must remain closed and secure at all times. It is a fire hazard and security breach to keep the exterior doors propped open.

III. Garbage

1. All garbage will be placed in plastic bags and disposed of completely inside the dumpster provided by the HOA. Garbage should not be placed outside of the dumpster. Garbage will only be removed from the property if garbage is placed inside the dumpster. Large items must be broken down and placed inside the dumpster.
2. The lock on the dumpster should always be secure to prevent illegal dumping.
3. The managing agent or Board of Directors must approve large items needing pickup in advance. A fee will be charged to the owner to cover the expense of removal.
4. The hallways should never be used for storage of garbage.

IV. Common Element Hallways

1. The hallways should never be used for storage of any items including bicycles and garbage.

V. Owners are responsible for informing their tenants on the Rules and Regulations of the Association. Owners can be fined for their tenants' inability to follow the

HOA Rules and Regulations. Owners must provide a copy of the Rules and Regulations to their tenants.

1. Owners are required to notify the management company with the names of all tenants living in their unit if the unit is used as a rental property.

#### VI. Fines

6. Late HOA dues. All HOA fees are due by the 5<sup>th</sup> of each month. If any payment is not received by the 10<sup>th</sup> of each month a \$25 late fee is automatically added to your account.
7. Bounced Check Fee. Any HOA payment that is returned to the HOA and declared as unpaid by the bank due to insufficient funds will automatically be charged a \$30 bounced check fee.
8. Fines will be issued for non-compliance to the HOA Declaration and Rules and Regulations.
9. Insufficient Funds. All HOA dues received that are under the required dollar amount or insufficient in funds as filed with the management company for the respective unit will receive a \$25 fee and request by mail for the correct payment amount. If any fine, including but not limited to: late fines, insufficient funds fines, HOA Rules and Regulations Non-compliance fines are not paid in full by any amount another \$25 fine will be issued to the violator.

Please remember your HOA dues pay for:

1. Heating (Gas, Water)
2. Water, Wastewater and Storm Drainage
3. Building Insurance
4. Common Lighting (Electric)
5. Maintenance, Grounds Keeping (Does not include pet waste removal)
6. Garbage Removal (BFI)
7. Fire Extinguishers
8. Management, Accounting (REL)

#### VII. Signage

1. No signs will be displayed on the Vallejo Street front yard, including but not limited to real estate "For Sale" signs, "For Rent" signs, or political signs. Signs may be posted in the respective unit's windows.

#### VIII. Parking

1. Each unit has one assigned parking space in the west parking lot as listed in the HOA Declaration and painted in yellow on the pavement. All other vehicles for the respective unit must park in the designated visitor parking spaces (marked by a painted yellow "V") or park in the alley. An Authorized Vehicle Registry of unit numbers and license plate numbers for the Highlands at Vallejo HOA will be posted in the laundry room. Each owner must fill out the information card from the management company who will then update the Authorized Vehicle Registry list and mail it to the building.

## REFERENCE

Denver City Codes:

Sec. 8-47. Disposition of excrement.

It shall be unlawful for any person who possesses, harbors or is in charge of any dog, cat or other animal not to immediately remove excrement deposited by the animal upon a common thoroughfare, street, sidewalk, play area, park, or upon any private property when permission of the owner or tenant of the property has not been obtained, and such is hereby deemed to be a public nuisance and prohibited. Dog, cat or other animal excrement shall not be placed in storm sewers, but may be placed in trash containers if contained in a closed plastic bag or other closed or airtight nonporous container.

(Code 1950, § 754.1; Ord. No. 270-92, § 1, 5-11-92)