

New Owners — Frequently Asked Questions

Welcome to the Cedar Ridge subdivision! You're already familiar with its beautiful homes, landscaping and gorgeous views. But, more than that, we are a true community of friends. Please take the time to introduce yourselves to your new neighbors if they haven't already beaten you to it. They will be happy to help you settle in and answer any questions that you might have.

To kick-start that process, the list below covers some of the most frequent questions asked by new owners.

What are the monthly assessments, when are they due, and how can I pay them? Current and anticipated monthly assessments are posted to the Association's webpage as they change. They must be remitted (see mailing address in the website *Contact Us* section) on or before the first day of each month. We highly encourage homeowners to pay through automatic deductions to their checking accounts as this makes our Treasurer's job much easier. We also appreciate anyone who pays several months or a year in advance as this makes it easier for the Association to plan its activities.

Who are my neighbors? The Association maintains a roster of all owners that includes their email address(es), phone number(s), and out-of-town address, if applicable (none of this will be disclosed outside of the subdivision). We use this list to encourage neighborhood communication and to keep everyone up-to-date on neighborhood news, issues, social gatherings, and other important items. Please send us your contact information or give it to a board member at your earliest convenience.

What are my maintenance responsibilities as a homeowner? The Association is responsible for maintaining *most* of the exterior elements of each unit, including driveways. Units are stained and garage doors are repainted on a rotating schedule, typically every three years. Homeowners are responsible for maintaining decks, doors, glass surfaces and other items identified in the Declaration (pre-approved paint and stain colors are shown in the *Policies and Procedures*). In accordance with Declarations Page 14: Each Owner shall maintain in a neat and clean condition: the deck, yard, porch, balcony and/or patio area adjoining any/or leading to a Unit or located between the garage and the Unit. Owner responsibilities for Unit landscaping can also be found on pages 60 and 61 of *Policies and Procedures*.

What is the Association's snow removal policy? A homeowner-volunteer acts as the contact person for our snow removal contractor. The policy is to call for snow removal when driveway accumulations reach four inches, and after the snow has stopped falling or is forecast to stop falling before the contractor's arrival. Please keep in mind, however, that during periods of abnormal snowfall there may be a delay in the contractor's response

time since when it snows a lot in Cedar Ridge it also snows a lot in other subdivisions that he's responsible for.

Why do I need approval to do something to my property when I own it? Cedar Ridge is a *condominium* community that is governed by strict Colorado laws. You own the interior of your home and can modify it as long as you do not affect the unit's structural integrity. Exterior items are classified as either Common Elements or Limited Common Elements and the Association is charged with maintaining "the conformity and harmony of exterior appearance of structures with neighboring structures." Beyond routine maintenance activities, all homeowners are required to get prior Board approval before making any alterations to the exterior of any unit or the immediate grounds surrounding it.

Can I rent my home when I'm not there? Yes, you can rent or lease your house so long as it is for a minimum of three months at a time and you comply with certain reporting and other requirements as listed in the Declaration and Amendment. The purpose of these restrictions is to help insure that the community maintains its historically quiet-residential character.

Can I have pets? Yes, subject to certain restrictions as listed in the Declaration and assuming that you also comply with other restrictions as required by Estes Park city ordinances.

Who Manages our Association? At present the Association is self-managed by an elected Board of five homeowners. Since we are a small community it is important that all owners volunteer to serve in this capacity at some point in time. As a new resident(s), please consider serving in the future.

Need more information? This is not a comprehensive list. See other parts of this webpage for all of the Association's legal documents. If these do not answer your questions, please contact any Board Member.