



Reference Summary

Covenants, Conditions and Restrictions (CCRs) and Rules and Policies

For more information visit:

WWW.IRONWOODCIRCLE.ORG

We hope you find helpful the following reference summary of the more frequently applied CCRs, rules & policies. Remember to consult the official documents for full details. They can be found at www.ironwoodcircle.org.

RENTING/LEASING – You must let the Board know the names of all renters/lessees and their relationship to you. (CCR 2.05)

IMPROVEMENTS – If you plan to spend time and money on improving your place you most likely will need approval from the Architectural Committee (AC). If you are uncertain what constitutes an “improvement” you can always ask the chairperson of the AC. To give you an idea, improvements include painting or adding or modifying buildings, outbuildings, driveways, parking areas, fences, screening walls, gates, retaining walls, stairs, decks, hedges, satellite dishes, aerals and windbreaks. Also, the rule applies to plantings, trees and shrubs, poles, signs and all other structures and landscaping improvements of every type and kind. (CCR 5.01, 1.16)

Before you start any work you will need to submit a plan and have it approved by the AC. Be sure to read CCR Section 5.02 for details on the contents and preparation of the plan. The AC regularly meets once a month usually at the same time as the Board of Directors which normally meets on the 3rd Monday. Special meetings can sometimes be arranged. Currently the AC is made up of the current 5 Board Members.

Generally, you don’t need formal AC approval to replace, repair or repaint if you are keeping the same colors, materials and structure. HOWEVER, the Committee cannot guarantee retroactive approval so please check with the AC chair first for concurrence and be prepared to provide samples and descriptions of paint and other materials before beginning.

MAINTENANCE – If you’re not improving then you’re probably maintaining. That’s good. We really want everyone to keep their houses and yards in good repair and in an attractive, neat and orderly condition including driveways, walkways, landscaping and private yard drainage. Painting and roof maintenance are especially important. Check out Sections 6.02 and 7.02 for more details.

TRASH/GREEN WASTE BINS – Bins may be exposed to the view of neighboring lots only when set out for a reasonable period of time (not to exceed twenty- four (24) hours before and after scheduled trash collection hours. (CCR 7.08)

LAUNDRY – No clothes, sheets, blankets, or other articles of personal property may be hung to dry on any part of your property. (CCR 7.07)

WINDOW COVERINGS – Windows must be covered with appropriate draping. No aluminum foil or other such light blocking material may be used. (CCR 7.13)

ANIMALS – You can keep most pets as long as they don’t become a nuisance to others. Remember to keep your animals within an enclosure or an enclosed yard or on a leash held by a person who is capable of controlling the animal. You are liable to other

Owners, their families, guests, tenants and invitees for any unreasonable noise or for damage to person or property caused by your animals. It is your duty and responsibility to clean up after your animals. (CCR 7.05)

VEHICLES, PARKING AND GARAGES (CCR 7.06)

Garages/Driveways

If you have a 3-car garage you must park at least two vehicles in your garage before you may park a vehicle in your driveway. If you have a 2-car garage you must park one inside. Garage size is based on the number of garage doors. A double-wide door counts as two (2).

No garage may be modified or used as a workshop, storage space, family room, or any other use which would interfere with its intended use for the accommodation of vehicles in each bay of the garage.

Vehicles parked in the driveway must be vehicles used on a reasonable daily basis. No vehicle may sit in a driveway for more than seventy-two (72) hours without being moved.

When garages are not in use, garage doors must be closed.

Cut-Outs

You may not use cut-out areas for parking of your vehicles on a regular basis. Cut-outs are intended for short-term parking by visitors and occasional guests. (See the Parking Policy for details.) If you need to park in a cutout for a short period because of garage repairs or if you have a visitor that will be staying longer than permitted by the Parking Policy please consult with the Board president. Variances can be granted.

Streets

Street parking is strictly prohibited. (CCR 1.23)

Other Vehicles & Equipment

No trailers, campers, mobile homes, boats, or similar equipment or commercial vehicles or other vehicles which cannot be parked in your garage may be parked, stored, kept or permitted to remain on any part of your lot including but not limited to the driveway or the Common area, except in your yard enclosed by a lattice, fence, wall or other enclosure approved by the Architectural Review Committee. These enclosures must effectively conceal contents from outside view and must be kept behind all legal front and side street setbacks.

No inoperable vehicle may be stored or allowed to remain anywhere within the Development in such a manner as to be visible from any other Unit within the Development

Vehicle Information

Owners and any tenants/renters must complete and return a Vehicle Information Sheet containing information describing your vehicle within 10 business days of receipt and within 10 business days of acquiring a new vehicle.

NOTE: See the adopted Parking Policy for additional parking rules and definitions.

SPORTS AND PLAY EQUIPMENT

One hour after sunset, the following sports and play equipment not in use must be placed inside the house or garage or outside in a way that is not visible from the street.

Basketball hoops may be left outside but must be:

- portable and not permanently installed

- in good working order (not broken or in disrepair)
- regularly used on at least a weekly basis
- located on the driveway as close to the house as possible
- not located on any part of the street or in any cutout



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