

Some tips & hints for landlords renting their Cherry Creek 3 home

The majority of the 251 owners in Cherry Creek 3 live in their privately-owned homes. That's 165 owners (65%). In some cases, the owner may live elsewhere but their adult children or other family members live there. In many other instances, there are owners who lease or rent their CC3 homes to tenants.

Cherry Creek 3 has a policy concerning home rentals and leases. A form and related policy are available on the "forms and documents" page of the HOA web site. The Association wants to know who is living in a home and how to reach them, especially in the event of an emergency.

The HOA has several suggestions for owners who lease or rent their homes. It will help you if your lease includes the following:

- Leases should state that all tenants are required to follow HOA rules.
 - It should give owners the right to periodically inspect their homes.
 - It should state Renters/tenants cannot grow marijuana in the home, regardless of whether it is for medical or recreational purposes, because of potential safety and liability issues.
 - It should require tenants to furnish proof of renter's insurance.
 - Landlords should determine if smoking or pets are allowed to live in their rental property.
 - Tenants should understand that short-term rentals (i.e. Airbnb) are not permitted by Denver Zoning Law and HOA policies. Sub-leasing their space is not allowed
- Tenants can become familiar with the neighborhood and its rules by going to the HOA Forms and Documents page and reading the section called "Basic rules for living here."
- Parking is one of the most frequent complaint calls received by Jim Robson, CAM, property manager for Cherry Creek 3. Essentially, you can only park in the spaces equal to the width of your back patio behind your home. If you own more than 2 vehicles, the additional ones must park along E. Nassau Avenue or E. Oxford Drive. Uncovered parking spaces behind a building are not "free" or "open to anyone" parking spaces – those spaces are for exclusive use of the home adjoining them. Only guests can park in designated guest lots (they cannot be someone who lives here – even temporarily). A reminder: **no one is allowed to park in guest parking during snowstorms** because plowed snow is shoveled into those lots.
 - If you are a landlord, you are responsible for the actions of your tenants. So, please make sure they know the basic rules for living here. Those rules include the requirement that all pets are leashed while outdoors and the pet owners is required to immediately pick up their animal's waste.
 - If you are a landlord, you are required to submit a tenant-lease form, which is available on the "forms and documents" page on the web site. It is strongly recommended that leases contain wording that allows landlords to inspect their property, that tenants are required to abide by HOA regulations and that sub-renting or using their rental for short-term business activities (example: AirBnBs and similar operations) are not allowed in the neighborhood. Please make sure that noise, odors and things created by tenants that impact adjoining neighbors are subject to warnings and fines.
 - Please make sure that tenants understand that fireworks, sparklers, etc. are illegal in Denver and can carry fines of up to \$1,000 for violations. The HOA also has fines for fireworks violations.

- Questions? Please contact Jim Robson at (303) 834-0311 or jrobson@realtyonepropmgmt.com.