

# BASIC RULES AND REGULATIONS FOR THIRD CHERRY CREEK TOWNHOUSE CORP

Dear Cherry Creek III resident:

Third Cherry Creek Townhouse Corp. is a homeowner's association that is governed with sets of regulations. These include certain policies and guidelines that are for ALL people living within this complex. All owners were furnished with a full copy of these regulations when they purchased their home. To help everyone, we have created this sheet of basic guidelines. **Consult the Association's web site, for complete documents.** Landlords are required to submit forms and register tenants. For questions, call Realty One Property Management, the Association's property manager, at (303) 834-0311. You can also visit: [www.cherrycreek3.com](http://www.cherrycreek3.com) to e-mail us.

Sincerely,

The Third Cherry Creek Board of Directors

## 1. PARKING AND DRIVEWAYS

A. The speed limit is 10 MPH in our driveways, 25 MPH on adjoining streets entering CCIII.

B. Each owner or resident has the exclusive use of the parking area directly behind his or her Unit, both covered and uncovered, equaling the width of the Unit's patio.

If you have more vehicles than exclusive parking spaces, park those extra vehicles on public streets, E. Nassau and E. Oxford. If you live in a unit, you are not permitted to park in the designated guest parking spaces. For more information, please read the homeowner's manual regarding use of parking spaces.

C. Vehicles must have plates and valid registration stickers. If not, you will be subject to fines.

D. Trailers, boats, RVs, most commercial vehicles and campers cannot be parked anywhere on Association property. They must be parked (where permitted) on public streets.

E. Vehicles must be in running condition, licensed and display registration stickers. Oil and fluid spills are the owner's responsibility.

**F. Working on vehicles and washing them is not permitted.**

G. To protect your vehicle from potential theft or vandalism, keep it locked.

H. Carport areas are for motor vehicles only. Furniture, trash cans, or other items cannot be stored there.

I. Guest parking lot spaces are for short-term (1 to 3 days) use, note sign regulations on overnight parking, except during snow removal.

## 2. TRASH PICK-UP AND STORAGE

A. Trash pick-up occurs on Wednesdays. Recycling is every other Wednesday. Trash must be put out weekly to prevent insects and pest infestations. Trash containers cannot be put into driveways until after 6 p.m. on Tuesdays and containers must be removed from driveways by the end of the day on Wednesdays. **On holiday weeks**, pick-up is one day later, which means trash should not be put into driveways until after 6 p.m. on Wednesday and removed by Thursday night.

B. Denver will *only* collect refuse placed in its black trash carts. **TRASH SHOULD BE BAGGED INSIDE CONTAINER, AND CONTAINERS KEPT CLEAN.** Denver will not pick up any trash placed in other containers or bagged waste left beside its trash carts. If you need a larger (or smaller) trash cart, please contact Denver Solid Waste Management at 3-1-1. See Denver's web site for dates of "extra trash" collection service once per month, when additional items are picked up by the city.

C. Only **Trash Containers** can be stored in trash areas. Storing batteries, paint cans, tires, chemicals, boxes, furniture and other materials is prohibited. The trash areas are checked a few times each year. Owners and tenants may be cited and fined if prohibited materials are stored or if the trash areas are dirty and potentially attracting rats, insects or pests.

D. You cannot put a desk, couch, hot water tank, TV or any other merchandise into a carport or driveway with a "free to take" sign on the items, fences, or poles. Violators are subject to fines and administrative costs.

E. The perimeter fences closest to carports are HOA property. Do not put signs or nail things into them. Side fences between units are jointly shared by you and your neighbor.

F. The HOA dumpster is for HOA maintenance use only. Do not place any items in the dumpster unless you have written authorization to do so.

## 3. CONTROL OF CHILDREN

A. Parents/guardians are responsible for control of their children. All children should be instructed that littering, vandalism, excessive noise, throwing stones, picking neighbors' flowers and playing in driveways is prohibited. Children can play in the grassy areas. Stay out of planting areas and off of window well covers. You are responsible for damage done by your children/child.

B. Parents/guardians must supervise children at the pool and community play areas.

C. For safety reasons, bikes, scooters, skateboards, etc. are prohibited in driveways.

#### 4. PET OWNERSHIP

##### A. PLEASE READ THE ASSOCIATION'S PET POLICY

- B. Dogs must be **leashed at all times** and are not permitted to roam freely.
- C. Pet owners will be cited and fined if they do not clean up their pet's waste immediately.
- D. Crying, barking or howling dogs will not be tolerated, even if the pet is inside the unit. You could be cited and fined if you leave your dog on the back patio and it disturbs neighbors. Animal control will be notified.

#### 5. PATIO AREAS

A. Patio areas are an extension of your unit. However, because there is open air space connecting adjoining patios, you should be **respectful of your neighbors**. Excessive smoke, noise and loud conversation could lead to problems between neighbors, and be deemed a nuisance by the association.

B. Grill or barbecue outside the patio area and carport to insure safety because patio covers and the fences under them are flammable.

C. NO BBQ'ing, or smoking of food at any time in patio or carport area.

D. NO items should be visible above the patio fence line.

E. Do not hang laundry, mats, blankets, etc., on fences.

#### 6. NOISE & SAFETY

A. Excessive noise, regardless of whether from people or electronic devices, is prohibited.

B. Fireworks and firework-related materials are prohibited in Denver. Setting off fireworks or handling related materials anywhere on Association property is a violation of the law.

C. Do not hang anything on the natural gas pipes that are hung in the back of your unit, just above the patio door area. **This includes plants, extension cords, lights, decorations, etc.**

#### 7. COMMON HOA ELEMENTS, INCLUDING THE POOL AND CLUBHOUSE

A. Using the pool, play areas and club house are a privilege, not a right. Follow posted rules.

B. The exterior front and planting strip of each unit is HOA property. You cannot plant, (such as mint, sunflowers, tomatoes) hang decorations or make any changes or additions without prior approval from the Association. (See Outdoor Visual Policy)

**C. Do not throw cigarette butts into front areas, yards or in the carport or driveway areas.**

D. **Smoking**, including marijuana, is **NOT** allowed in common areas of the HOA.

E. Advance approval is required before changing doors, windows, etc. You need advance approval from the HOA if you plan to add decorations in the planting area in front of your residence.

#### 8. AVAILABLE COMMUNICATIONS SERVICES

A. Homes are wired for Century Link telephone service and Comcast TV.

B. Optional DirecTV and Dish Network satellite services are available. Call 720-281-5352. If you call either DirecTV or Dish Network directly, it will take additional time and your call will eventually be rerouted to the above number. It is illegal to install a satellite dish without advance HOA permission or to try to tie into the satellite TV services wiring system (owned by the HOA).

C. The HOA owns all exterior walls, roofs, fences, carport and patio covers and supports. Holes cannot be drilled into ANY exterior wall. The Association reserves the right to cut and remove any such wires without notice and fine owners or tenants for removal/repair costs.

#### SEWER LINES & WATER MATTERS

A. Homeowners are responsible for sewer-line cleaning because of negligence or failure to maintain the line from their unit to where it connects into the Association's mainlines. **It is strongly recommended that you have your sewer line cleaned periodically to prevent back-ups.** Names of inexpensive sewer cleaning services are on the website. In addition, owners must fix leaking pipes, faucets, toilets, etc. immediately to save water.

\* Things you should never put down your sink (to prevent sewer clogs): Grease, fibrous fruits and vegetables (example: celery), potato peels, rice or pasta, coffee grounds and egg shells.

\* Things you should never flush in a toilet: feminine products of any kind, paper towels, wet wipes, cloth items or diapers. Do not flush products listed as biodegradable.

\* Water service costs are shared by all Association owners. Always conserve water!