

# **Streamside HOA**

## **Rules and Regulations (October, 2016)**

### **GENERAL**

No construction, alteration, addition, modification, exterior decoration, exterior redecoration, or reconstruction of any building, fence, wall structure, landscaping, or other improvement within the Streamside Common Interest Community (the “Community”) shall be commenced or maintained until the plans and specifications thereof shall have been approved by the ARCHITECTURAL CONTROL COMMITTEE. The following is an alphabetical list of a wide variety of specific types of improvements which homeowners typically consider installing. These guidelines can be changed from time to time, as allowed for in the covenants for the Community. **ALWAYS BE SURE YOU HAVE OBTAINED AND READ THE MOST RECENT EDITION OF THE RULES AND REGULATIONS.**

#### **1. ADDITIONS AND EXPANSIONS.**

ARCHITECTURAL CONTROL COMMITTEE approval is required. Additions or expansions to homes will require submission of detailed plans and specifications.

#### **2. ADVERTISING.**

See “SIGNS.”

#### **3. AIR CONDITIONING EQUIPMENT.**

Only central air conditioning or mini splits (generic term for individual room air conditioning with external ground-mounted compressor) are permitted. Air conditioning equipment installed in any front, side or rear yard shall be reasonably screened from view of adjacent property owners and shall be installed in such a way that any noise heard by adjacent properties is minimized. Installation of air conditioning equipment on the roof of the house, in a window of the house or through the wall of a house is not permitted.

#### **4. ANIMALS.**

Pets including domestic cats (as set forth in the City of Fort Collins code), domestic dogs (as set forth in the City of Fort Collins code), birds, reptiles, or other household animals, hereinafter for brevity termed “animal”, may be kept, maintained or harbored on a lot, if the animal is not a nuisance to other owners or occupants; provided, however, no more than two dogs or two cats or one dog and one cat shall be permitted per lot. No owner or resident shall maintain any animal which, in the sole discretion of the Board, is considered to be a danger or a nuisance to the Owners, management staff or occupants in the Community or is otherwise considered to be a dangerous breed. If the animal is deemed a nuisance, the Owner or person having control of the animal shall be given a written notice

to correct the problem. If not corrected, that Owner, upon a second written notice, will be required to remove the animal from the Community pursuant to, and in accordance with, any dispute resolution procedures as may be set forth in this Declaration. The written notices provided for in this Section shall be issued by the authorized representative of the Association or, if there is no authorized representative then by one or more of the members of the Board of Directors of the Association. Animals may not be kept for any commercial purposes. When on the common area, animals must be on a leash and under the control of the Owner of the animal. Feces left by animals upon the Common Area, on any Lot or in any dwelling, must be removed promptly by the owner of the animal or the person responsible for the animal. Owners shall hold the Association harmless from any claim resulting from any action of their animals.

**5. ANTENNAE.**

Exterior television, satellite or other antenna are allowed only to the extent expressly permitted under applicable federal statutes or regulations. Permitted antennas shall be installed in the least conspicuous location available on the Lot which permits acceptable signals, without unreasonable delay or increase in the cost of installation, maintenance or use of the permitted antenna. The Association may adopt rules regarding location and installation of permitted antennas, subject to limitations of applicable federal law. Except as allowed by federal statutes and regulation, no exterior television or any other antennae, microwave dish, satellite dish, satellite antenna, satellite earth station or similar device of any type shall be erected, installed or maintained on a Lot.

**6. AWNINGS.**

See "OVERHANGS - CLOTH OR CANVAS."

**7. BALCONIES.**

See "DECKS" and "PATIO COVERS" and "PATIOS (ENCLOSED)."

**8. BASKETBALL BACKBOARDS.**

ARCHITECTURAL CONTROL COMMITTEE approval is required for placement and design.

**9. BIRD BATHS.**

See "LANDSCAPING."

**10. BIRDHOUSES AND FEEDERS.**

See "LANDSCAPING."

**11. BOATS.**

See “VEHICLES.”

**11. CAMPERS.**

See “VEHICLES.”

**12. CARPORT.**

Not allowed.

**13. CLOTHS LINES AND HANGERS.**

Except for retractable clotheslines which comply with reasonable aesthetic regulations adopted by the Board and except as otherwise permitted by Colorado law, no nonretractable clotheslines, drying areas or yards, service yards, shops, equipment, storage or storage areas shall be installed, allowed, kept, maintained or permitted on any Lot unless the same, in each instance, is expressly permitted in writing by the Association. Owners shall deem to hold the Association harmless from any claim resulting from any clotheslines, drying areas or yards, service yards, shops, equipment, storage or storage areas maintained on their Lot.

**14. COLORS.**

Require approval of ARCHITECTURAL CONTROL COMMITTEE.

**15. DECKS.**

ARCHITECTURAL CONTROL COMMITTEE approval is required.

**16. DOG HOUSES / RUNS.**

ARCHITECTURAL CONTROL COMMITTEE approval is required.

**17. DRIVEWAYS.**

There shall be no extension or expansion of driveways without prior written ARCHITECTURAL CONTROL COMMITTEE approval.

**18. EVAPORATIVE COOLERS.**

Requires ARCHITECTURAL CONTROL COMMITTEE approval.

**19. EXTERIOR LIGHTING.**

See "LIGHTS AND LIGHTING."

**20. FENCES.**

ARCHITECTURAL CONTROL COMMITTEE approval is required prior to construction of any fencing.

**21. FIRE FEATURES - OUTDOOR.**

Permanent structures require approval from the ARCHITECTURAL CONTROL COMMITTEE. Portable features must be no larger than 4' in diameter.

**22. FLAGPOLES.**

Free-standing poles are not allowed. One wall-mounted bracket per home shall be allowed.

**23. GARBAGE COLLECTION AND CONTAINERS.**

Trash and recycle bins are to be stored inconspicuously.

**37. GARDENS.**

All gardens of any type must be shown on the landscape plan and approved by the ARCHITECTURAL CONTROL COMMITTEE.

**38. GREENHOUSES.**

Must be approved by the ARCHITECTURAL CONTROL COMMITTEE.

**39. HOT TUBS.**

ARCHITECTURAL CONTROL COMMITTEE approval is required.

**40. JUNK VEHICLES.**

See "VEHICLES."

**41. LANDSCAPING.**

All portions of a Lot not improved with a residence, driveway, walkways, patios or decks (referred to as the unimproved area of a Lot) shall be landscaped by the Owner. All landscaping shall be installed in accordance with landscaping plans submitted to and approved by the

ARCHITECTURAL CONTROL COMMITTEE. All landscaping plans shall be drawn to scale and shall set forth the location of landscaping, type of landscape materials, and be in accord with the requirements of this paragraph and other provisions of this Declaration. The unimproved area of a Lot, once improved with a a residence, shall be fully landscaped, as approved by the Committee, no later than nine months after the issuance of a certificate of occupancy for occupancy of the initial improvements, or the first date of occupancy for residential purposes, whichever first occurs. The landscaping of each Lot, having once been installed, shall be maintained in a neat, attractive, sightly and well-kept condition, which shall include lawns mowed, hedges, shrubs, and trees pruned and trimmed, adequate watering , replacement of dead, diseased or unsightly materials and removal of weeds and debris. Yard and other decorative or unique landscaping ornaments are prohibited without the express written approval of the Committee.

Owners are responsible for the maintenance, repair and replacement of the improvements and properties located within their Lot boundaries which are not specifically the obligation of the Association to maintain, replace and keep in good repair. Each Lot, at all times, shall be kept well maintained, in good repair, and replacement, and in clean, slightly, and wholesome condition. Trash, litter, junk, boxes, containers, bottles, cans implements, machinery, lumber or other building materials shall not be permitted to remain exposed upon or within any Lot so that the same are visible from any neighboring Lot, or any street, except as necessary during a period of construction. During construction of Improvements on a Lot, the Owner and their contractors, if any, shall keep the Owners Lot in a neat and maintained order, without construction debris on the Lot, and without debris blown or otherwise deposited or left elsewhere in the Community. The Association and its agents, after 30 days notice to the Owner, shall have the authority to enter, replace, maintain, repair and clean up Lots which do not conform to he provisions of this Section, and to charge and collect from the Lot Owners thereof all reasonable costs related thereto as an Assessment hereunder.

**42. LATTICEWORK.**

ARCHITECTURAL CONTROL COMMITTEE approval is required.

**43. LIGHTS AND LIGHTING.**

Must be in compliance with city code.

**44. MOTOR HOMES.**

See "VEHICLES."

**45. OVERHANGS - CLOTH OR CANVAS.**

ARCHITECTURAL CONTROL COMMITTEE approval is required.

**46. PAINING.**

Requires approval of ARCHITECTURAL CONTROL COMMITTEE.

**47. PARKING.**

Vehicles and trailers shall be parked only in the garages, in the driveways serving the Lots, or in appropriate spaces or areas designated by the Board of Directors; provided, however, no more than one vehicle may be parked outside of the garage. Vehicles shall be subject to such reasonable rules and regulations as the Board may adopt.

**48. PATIO COVERS.**

ARCHITECTURAL CONTROL COMMITTEE approval is required.

**49. PATIOS (ENCLOSED).**

See "ADDITIONS AND EXPANSIONS."

**50. PAVING.**

ARCHITECTURAL CONTROL COMMITTEE approval is required.

**51. PETS.**

See "ANIMALS."

**52. PLAY AND SPORTS EQUIPMENT.**

ARCHITECTURAL CONTROL COMMITTEE approval is required.

**53. PLAYHOUSES.**

ARCHITECTURAL CONTROL COMMITTEE approval is required.

**54. POLES.**

See "FLAGPOLES" and "BASKETBALL BACKBOARDS."

**55. POOLS.**

Not allowed.

**56. PORCHES.**

See “ADDITIONS AND EXPANSIONS.”

**57. RADIO ANTENNAE.**

See “ANTENNAE. “

**58. ROOF TOP EQUIPMENT.**

Not allowed.

**59. SATELLITE DISHES.**

See “ANTANNAE.”

**60. SAUNAS.**

See “ADDITIONS AND EXPANSIONS.”

**61. SEASONAL DECORATIONS.**

Seasonal decorations are permitted with the following qualifications and conditions:

- A. Christmas decorations shall not be displayed prior to Thanksgiving and must be removed by January 31<sup>st</sup> of the following year.
- B. Other holiday decorations should be removed within two weeks after the celebrated holiday.
- C. No decoration shall be displayed in such a manner as to be offensive to the neighborhood or create a public nuisance.

**62. SIDING.**

ARCHITECTURAL CONTROL COMMITTEE approval is required.

**63. SIGNS.**

Except as provided in this Section, no sign, poster billboard, advertising device or display of any kind shall be erected or maintained anywhere on a Lot except such sign or signs as may be approved in writing by the Association.

Signs intended to impact the outcome of an election must be displayed in accordance with the Associations Rules and Regulations.

One professionally lettered “For Sale” or “For Rent” sign not to exceed three feet by two feet and one professionally lettered security or alarm system sign not exceeding one square foot may be displayed on a Lot.

**64. SOLAR ENERGY DEVICES.**

ARCHITECTURAL CONTROL COMMITTEE approval is required.

**65. SPAS.**

See “HOT TUBS.”

**66. SPEED LIMIT**

Speed Limit in Streamside HOA should not exceed 15 miles per hour.

**67. SWING SETS.**

ARCHITECTURAL CONTROL COMMITTEE approval is required.

**68. TELEVISION ANTENNAE.**

ARCHITECTURAL CONTROL COMMITTEE approval is required.

**69. TEMPORARY STRUCTURES.**

Temporary structures for the purpose of special occasions (e.g. party tents) shall be allowed. Must be removed after three days.

**70. TRAILERS.**

See “VEHICLES.”

**71. TRASH CONTAINERS AND ENCLOSURES.**

See “GARBAGE COLLECTIONS AND CONTAINERS.”

**72. TREES.**

See “LANDSCAPING.”

**73. VEHICLES.**



Commercial vehicles, vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, tractors, mobile homes, trailers (either with or without wheels), campers, camper trailers, boats and other water craft, trucks over one ton, recreational vehicles, and boat trailers shall be prohibited in the community unless such vehicles are: (a) parked only in enclosed garages; (b) are otherwise authorized in writing by the Association; or (c) are otherwise exempted by Colorado law. This restriction shall not apply to service, construction and delivery vehicles temporarily located within the Community which are necessary for construction or for the maintenance of a Lot.

No abandoned vehicles of any kind shall be permitted on any Lot or the Common Elements. A vehicle shall be considered “abandoned” if it remains nonoperative for a period of one month or fails to have current registration and license plates.

No activity such as, but not limited to, maintenance, repair, rebuilding, dismantling, repainting or servicing of any kind of vehicle, trailer or boat may be performed or conducted on a Lot, except within a completely enclosed structure which screens the sight and sound of the repair or other activity from other Owners and residents.

No motor vehicle may impede the safe and efficient use of streets within the Community by residents, obstruct emergency access to/from the Community, or interfere with the reasonable needs of other residents to use their driveway, streets, or guest parking within the Community.

**74. WALLS (RETAINING).**

ARCHITECTURAL CONTROL COMMITTEE approval is required.

**75. WELLS.**

Not allowed.

**76. WINDOWS.**

If window replacement or addition is different than currently installed windows approval from ARCHITECTURAL CONTROL COMMITTEE is required.

