

**Kentucky Ridge Rules
Homeowner Responsibilities
Amended and Adopted January 21, 2013
Board of Directors**

(These Rules supersede those previously adopted and amended 2002, 2006 and 2008.)

These Rules were developed in conformance with Kentucky Ridge DECLARATIONS as specified below.

PREAMBLE

Because we are a townhome community, all common and limited common elements are shared by all residents. All residents have a responsibility to respect and protect these elements. The following rules are designed to assure that. Failure to respect these Rules will constitute violations as defined in the Kentucky Ridge POLICIES (Enforcement of the Governing Documents and Schedule of Fines).

COMMON AND LIMITED COMMON ELEMENTS (As defined in DECLARATIONS Article 4.1 through 4.4)

COMMON ELEMENTS (The common area and the common use areas)

- **Exterior alterations can only be made to any exterior component or surface with prior written approval by the Board of Directors.** Before initiating the changes, an owner must submit the proposed changes to the Board of Directors.
 - Live plants are allowed on the landings and patios only during the growing season. Containers with no plants or dead plants may not be stored on landings and patios.
 - Appropriate holiday decorations may be displayed 30 days before the holiday but must be removed within 14 days after the holiday.
 - Special event decorations and flags for national holidays may be displayed for a 48 hour period surrounding the holiday/event.
- **Littering:** Nothing, including cigarettes and/or butts, animal waste, trash, bottles or cans shall be emptied out of or thrown out of vehicles, units or abandoned within the complex.
- **Refuse, recyclable material, garbage and trash** shall be kept at all times in covered containers.
 - **Trash and recycling containers** may not be placed outside more than 24 hours before the scheduled pick up day.
 - **Trash and recycling containers** must be stored in the garage at all other times.
 - **Large items** including but not limited to electronics, furniture, appliances, mattresses, building materials and carpet may not be left out for regular trash pick up. Residents are responsible for making necessary arrangements for pick up.

- **Bicycles, motor bikes, scooters, motor scooters, roller-blades/skates, skateboards and other toys or playthings** are not to be stored in any courtyards, parking area, or on any sidewalk, stairs, steps and or landings in the complex common/limited common areas.
- Interior **window coverings** must be hung and maintained in good condition.
 - Foil, sheets, bags, towels, paper, banners are not acceptable.
- **Signs** “For Rent” may be displayed inside the unit only. “For Sale” signs are to be limited to no more than 2 signs, one to be displayed inside the unit and one to be displayed near the entrance gate. No other signs, with the exception of Home Security Badges (inside or outside the complex) are allowed.
 - **No signs, notices or bills** shall be posted or placed on fences, walls, or railings.
- **Discharging fireworks** within the complex is prohibited.
- **No personal property** of any kind is to be kept or stored within the common area (including under outside steps and on landings). Any personal property found within the complex will be subject to immediate removal at homeowner cost.
- **Outdoor cooking equipment** is limited to that approved by the Glendale Fire Department
- A resident may not hold a “**garage sale**” without **approval by the Board of Directors**

LIMITED COMMON ELEMENTS (Modifications to individual residences.)

- **All changes, improvements, repairs and/or replacements to the exteriors** of the units including, but not limited to entry doors, storm/screen doors and windows, must be **submitted in writing to Board of Directors** or Architectural Committee prior to changes, improvements, repairs and/or replacements being made.
 - **Exterior sun shades** installed for porches and/or balconies are to be approved as stated above.
- **Residents shall not routinely dry or air** clothes, sheets, rugs, etc., on landings or railings anywhere within the complex.
- **The homeowner is completely responsible** for any and all damages which may result.

PARKING AREA AND VEHICULAR TRAFFIC

- **A maximum of two vehicles** are allowed per unit. **Motorcycles** are treated as any other vehicle.
 - **All resident vehicles MUST be parked in the garage of the unit.**
 - **Garage doors** should be in the closed position when not in use.
 - **Improperly parked vehicles** will be towed at the owner’s expense.
- **Parking in front of garage doors or in a manner that impedes traffic** in or out of the complex is not allowed. Unloading or loading is acceptable.

- **All exterior parking is designated for GUESTS.**
 - **Vehicles parked in GUEST PARKING** must fit within the painted lines. For safety reasons, the vehicle must not extend over the grounds, sidewalk or driveway.
- **Campers, motor homes, boats, trailers and any vehicle larger than a one ton pickup truck are prohibited** from parking anywhere within the complex. An exception may be made for the temporary parking of such a vehicle if it complies with all other parking regulations, so long as it is removed within 24 hours. If over 24 hours, **Board approval** must be obtained.
- **Cars that leak oil or other fluids** will have a 48-hour towing notice posted on them. If the violating vehicle is not repaired or removed from the complex by the stated expiration date on the towing notice, it will be towed at the owner's expense. Retrieval, storage and towing will be the responsibility of the violating vehicle's owner as will the cleanup costs of the parking space.
- **Abandoned and/or inoperable vehicles** that are not street worthy are not permitted in the complex. Such vehicles are subject to towing at the owner's expense. Abandoned and/or inoperable vehicles are defined as:
 - Those that are obviously inoperable (flat tire(s), wrecked, etc.)
 - Those with expired or missing license plates
 - Those that have not moved under their own propulsion for a period of 5 days
- **Vehicles or equipment that is considered abandoned, unauthorized or inappropriate** will have a 48-hour towing notice posted on them. If the violating vehicle/equipment is not repaired or removed from the complex by the stated expiration date, it will be towed at the owner's expense. Towing, storage and retrieval costs will be the responsibility of the owner.
- **Vehicle repairs, fluid changes, battery changes, etc.,** are prohibited within the common area. (Such repairs may be done within a resident's garage)

PETS (Although we are a pet friendly community, we expect all community members to abide by the following Rules.)

- Residents shall **not permit pets to run loose** around buildings or about the grounds. Pets are to be leashed and in the control of a responsible individual at all times.
- Pet owners **MUST immediately pick up/clean up** after their animal. Pet excretion must be placed in a plastic bag before being disposed of in the trash container. **Owners of pets kept in attached courtyards** also are required to pick up/clean up after the animal as soon as possible.
- **Disturbing/noisy pets** are considered a nuisance under the Declarations.
- **Pets shall not be left unattended**, chained or tethered to any common or limited common element.
- **The homeowner is responsible for any and all damage** caused by a pet to Association property.
 - This includes replacement of turf killed by pet urine. The pet owner is financially responsible for the cost of the turf and its installation.

- Breeds excluded by city ordinances are not allowed in the complex.

USE OF UNITS

- Each townhome will be **used as the occupant's primary residence**.
- Owners must **provide a copy of Association Policies and Rules** to their renters.
 - **Owners are liable and financially responsible** to the Association for any and/or all violations of the established Policies and Rules, Declarations and Bylaws by their guests, renters and/or pets
- **The owner shall provide the Resident Information Form** to the Management Company solely for Management Company's use for emergency contact purposes.
 - This form **shall be updated each time there is a change of residents/tenants and/or information**. Failure to provide this information within **one week** of receiving the form will result in a violation notice and be subject to fining.

SECRETARY'S CERTIFICATION: The undersigned, being the Secretary of Kentucky Ridge Townhomes Homeowners' Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Rules were adopted by the Board of Directors at a duly convened meeting of the Board of Directors, open to the members to attend, on January 21, 2013.

KENTUCKY RIDGE TOWNHOMES
HOMEOWNERS' ASSOCIATION, INC.,
a Colorado nonprofit corporation

By:
Secretary