

**HAMPDEN VILLAS HOMEOWNERS ASSOCIATION
RULES & REGULATIONS
COMPLIANCE NOTICE AND FINE PROCEDURE
EFFECTIVE: MAY 2002**

**FAILURE TO READ AND ACKNOWLEDGE THE FOLLOWING
INFORMATION WILL NOT BE CONSIDERED A DEFENSE IN
THE EVENT OF NON-COMPLIANCE**

**NON-RESIDENT OWNERS ARE RESPONSIBLE FOR PROVIDING RENTERS
WITH THESE RULES AND REGULATIONS. IN THE EVENT OF
NON-COMPLIANCE, OWNERS WILL BE HELD RESPONSIBLE.**

**THE STREETS AND STREET SIGNAGE WITHIN HAMPDEN VILLAS
ARE THE RESPONSIBILITY OF ARAPAHOE COUNTY.**

**THIS INCLUDES, BUT IS NOT LIMITED TO,
PARKING, USE/CONDUCT, MAINTENANCE, SNOW REMOVAL.**

The authority to adopt and enforce these Rules and Regulations is granted to the Hampden Villas Homeowners Association Board of Directors through Sections 8.16 and 8.17 of the Declarations of Covenants, Conditions and Restrictions. The Board has the authority to amend and/or repeal any Rule or Regulation at any time.

These Rules and Regulations are in addition to the Association's Governing Documents which are the Articles of Incorporation, Declaration and Bylaws. The Rules and Regulations shall have the same force and effect as if they were set forth in and were part of the Declaration. In the event of conflict between the Rules and Regulations and the provisions of the Declaration, the provisions of the Declaration shall prevail.

These Rules and Regulations are intended to maintain and increase the health, safety, welfare and property values of Hampden Villas residents.

Adoption and enforcement are intended to preserve and maintain the property, vegetation, signs, markers, fences, grounds, structures and facilities; prohibit activities or conduct within Hampden Villas which may be expected to interfere with the use and enjoyment of such property by others or which may constitute a general nuisance.

Hampden Villas property owners are responsible for the maintenance of their properties including, but not limited to, exterior painting, roof repair/replacement, gutter repair/replacement, fences, and landscaping. The Board of Directors/Design Review Committee, through its managing agent, is authorized to request repairs/maintenance be made to a property in accordance with these Rules and Regulations. Owners will be responsible for all costs related to repairs/replacement.

Failure by the Hampden Villas Homeowners Association, Board of Directors, Design Review Committee and/or managing agent to enforce these Rules and Regulations shall be in no event deemed to be a waiver of the right to do so thereafter.

RULE 1. USES OF UNITS

- A. All units shall be used for private residential purposes. No dwelling erected or maintained within the community shall be used or occupied for any purpose other than for a single-family dwelling.
- B. Notwithstanding the foregoing, business activities associated with the sale of units shall be allowed.
- C. In-home business or occupations (for profit, non-profit, not-for-profit) which are in compliance with city, county, state and federal codes and/or ordinances shall be allowed provided such activities are conducted within the residence and do not create or result in any nuisance or any unreasonable, unwarranted or unlawful use or interference with rights of owners or of the public, including, but not limited to, unreasonable or unwarranted use of interference with public streets, rights of way, or sidewalks, excessive traffic or parking violations, or in any other offensive or noxious activities.

RULE 2. USES OF COMMON AREA

- A. All uses of the Association's properties and facilities, including but not limited to the pool and its restrooms and mechanical equipment, the mailbox and related structure, the parking lot serving the pool and mailbox kiosk and the equipment at the playground, shall be subject to and governed by these Rules and Regulations.

RULE 3. CONSTRUCTION TYPE

- A. All construction shall be new. No building previously used at another location may be moved onto a lot.

RULE 4. NOXIOUS OR OFFENSIVE ACTIVITY

- A. No noxious or offensive activity shall be carried on upon any property within the community, including the common areas and facilities, nor shall anything be placed thereon that is or may become a nuisance or that may cause an unreasonable embarrassment, disturbance, or annoyance to others.

RULE 5. ANNOYING SOUNDS, ODORS AND LIGHTS

- A. No light shall be emitted from any unit/property that is unreasonably bright or causes unreasonable glare. Exterior lighting shall either be indirect or of such controlled focus as not to unreasonably disturb neighbors within the community.
- B. No exterior speakers, horns, whistles, bells, or other sound devices, other than security devices used exclusively for security purposes, shall be located or used on any property except with the prior written approval of the Board of Directors/Design Review Committee.
- C. No odors shall be permitted to emanate from any property within the community that could endanger the health and/or safety of any person.

RULE 6. HAZARDOUS ACTIVITIES

- A. No activity shall be conducted on and no improvement shall be constructed on any property within the community that is or might be unsafe or hazardous to any person or property.
- B. Without limiting the generality of the foregoing, no firearms or archery weapons shall be discharged upon any property within the community.
- C. No open fires shall be lighted or permitted on any property within the community except in a contained barbecue canister while attended and in use for cooking purposes or within an interior or exterior fireplace designed to prevent the dispersal of burning embers.

RULE 7. COMPLIANCE WITH INSURANCE REQUIREMENTS

- A. Except as may be approved in writing by the Board of Directors/Design Review Committee, nothing shall be done or kept on property within the community that might result in a material increase in the rates of insurance paid by the Association or would result in the cancellation of insurance maintained by the Association.
- B. It is strongly recommended that property owners obtain and keep current their individual homeowner insurance.

RULE 8. UNSIGHTLINESS

- A. All unsightly conditions, structures, facilities, objects, boxes, implements, machinery, appliances and other conditions shall be enclosed within a structure or within rear yard fencing.

RULE 9. WEEDS

- A. All yards and open spaces shall be kept mowed to a maximum height of six inches.
- B. Each unit/property shall be kept free from brush or other growth or trash which, in the reasonable opinion of the Board of Directors/Design Review Committee, is unsightly, causes undue danger of fire, or might harbor rodents.
- C. The Board of Directors/Design Review Committee and/or its managing agent may at any time enter upon any portion of the property, AFTER NOTICE AND HEARING, to inspect for, prevent and control weeds in excess of the height permitted in B. above.
- D. All costs and expenses incurred to achieve compliance with this rule shall be paid by the property owner of the unit on which work is done, and shall be subject to all of the Association's rights with respect to the collection and enforcement of assessments as provided in these Rules and Regulations.

- E. Violation of this rule by a property owner shall permit the Association, through the Board of Directors and managing agent, to enter onto a unit/property and cure the violation or cause compliance with this provision and collect reimbursement for the Association's costs in curing the violation.

RULE 10. GARBAGE AND TRASH

- A. No refuse, garbage, trash, lumber, grass, shrub, or tree clippings/branches, plant waste, compost, metal, bulk materials, scrap, or other debris shall be allowed to accumulate on any unit/property except within an enclosed structure such as a garage or within rear yard fencing.
- B. Any container containing such materials may be placed outside the unit/property at such times as may be necessary to permit garbage or trash pickup.
- C. Containers for trash pickup and recycling may not be placed outside prior to dusk of the day prior to scheduled pickup.
- D. Containers must be returned to the unit/property by the end of the scheduled pickup day.

RULE 11. ANIMALS

- A. No animals, livestock or poultry shall be raised, bred or kept on any unit/property or within the community, except for domesticated animals.
- B. All household pets shall be controlled by their owner and accompanied by their owner or owner's representative when outside the unit/property.
- C. All applicable city, county and state animal control ordinances shall apply to household pets within the community, including but not limited to leash and excrement pickup ordinances.
- D. Each owner of a household pet shall be financially responsible and liable for any damage caused by the owner's household pet.

RULE 12. TEMPORARY STRUCTURES

- A. No tent, shack, temporary structure or temporary building shall be placed upon any property within the community except with the prior written consent of the Board of Directors/Design Review Committee.
- B. Storage sheds are permitted provided: they are built in conformance with all county codes, are painted to match the house, are constructed of materials used within the community to construct the homes, ARE CONSTRUCTED WITH A PEAK THE SAME CONFIGURATION AS THE PEAK OF THE HOUSE, and DO NOT EXCEED EIGHT FEET IN HEIGHT FROM THE EARTH TO THE PEAK.
- C. Prior to construction of a shed, the property owner must submit an ACC form to the Board of Directors/Design Review Committee through the managing agent.

RULE 13. STORAGE OF GASOLINE AND EXPLOSIVES

- A. No unit/property shall be used for storage of explosives, gasoline or other volatile or incendiary materials or devices.
- B. Gasoline or fuel for equipment used in exterior maintenance such as lawn mowers and snow blowers may be maintained on an incidental basis in an amount not to exceed five gallons.

RULE 14. VEHICLES

- A. Inoperable vehicles shall be stored in an enclosed garage. An inoperable vehicle is defined as a vehicle that is not licensed, registered, has one or more flat tires, does not have an engine or transmission, is supported by blocks and/or jacks, or shows similar indications that the vehicle cannot be driven on public roadways.
- B. The Association, through its Board of Directors and managing agent, shall have the right to enter such owner's unit/property to remove and store, at the owner's expense, vehicles in violation of this rule. An owner shall be entitled to 30 day's written notice prior to such action by the Association through its Board of Directors and managing agent.

C. To ensure the safety of pedestrians, especially children, all vehicles should be parked in driveways and garages.

**RULE 15. ANTENNAE, PIPES, UTILITY LINES,
TRANSMITTERS**

- A. Pipes for water, gas, sewer, drainage, or other purposes, and wires, poles, aerials, or other component parts of and other facilities for the transmission or reception of audio signals or electricity, and utility meters of other utility facilities shall be kept and maintained underground or within an enclosed structure.
- C. No exterior antennae used to receive video programming services, including direct broadcast and multi-point distribution service which is greater than 39 inches in circumference, or other electronic signal, receiving or other electronic signal, receiving or transmitting equipment is permitted in the community.
- D. Antennae shall be located in a place shielded from the view of the street or from other lots to the maximum extent possible, provided however, that nothing in this rule would require installation in a location from which an acceptable quality signal may not be received.
- E. The property owner shall be responsible for antenna maintenance and repair and shall be required to repaint or replace the exterior surface of the antenna if it deteriorates.
- F. Prior to installation of an antenna, a property owner shall complete an ACC form and submit it to the Board of Directors/Design Review Committee through its managing agent.

RULE 16. SIGNS AND ADVERTISING

- A. No sign, poster, billboard, advertising device or display of any kind shall be erected or maintained anywhere within the community so as to be evident to public view except: signs as may be approved in writing by the Board of Directors/Design Review Committee.
- B. Signs advertising a unit/property for sale or for lease may be placed on a unit/property; provided, however, that standards relating to dimensions, color, style, and location of any such sign shall be determined from time to time by the Board of Directors/Design Review Committee.

RULE 17. MAINTENANCE OF DRAINAGE

- A. There shall be no interference with the established drainage pattern over any unit or other property within the community, except as approved in writing by the Board of Directors/Design Review Committee or the county.
- B. Approval shall not be granted unless provision is made for adequate alternate drainage.
- C. The established drainage pattern shall mean the drainage pattern that exists at the time the overall final grading of any property is completed and shall include any established drainage pattern shown on any plans approved by the Board of Directors/Design Review Committee.
- D. The established drainage pattern may include the drainage pattern from any property owned by the county or other persons over any unit; from any unit over property owned by the county or other persons; or from any unit over another unit.

RULE 18. RESTORATION IN THE EVENT OF DAMAGE OR DESTRUCTION

- A. In the event of damage or destruction of any improvement on any unit/property, the owner shall cause the damage or destroyed improvement to be restored or replaced to its original condition or such other condition as may be approved in writing by the Board of Directors/Design Review Committee, or the owner shall cause the damaged or destroyed improvement to be demolished and the unit/property to be suitably landscaped, subject to the approval of the Board of Directors/Design Review Committee.

RULE 19. FENCES

- A. No fences shall be constructed within, along or adjacent to the boundary or lot line of any unit/property without the prior approval of the Board of Directors/Design Review Committee.
- B. Privacy fences, security fences and fences for screening purposes must also have the prior approval of the Board of Directors/Design Review Committee.
- C. The rear yard fencing shall not be considered Association property. Owners of all units shall maintain in good condition and repair the rear yard fencing located along the boundaries of the unit/property.
- D. Maintenance and repair of fencing shall not result in any change to the design and general appearance of the rear yard fencing. Any such maintenance and repair shall be completed with materials identical to the original fencing in quality and design.

- E. Rear yard fencing may not be painted or stained in any way by the owner until only after the approvals required by Article 4 of the Declaration.

RULE 20. ARCHITECTURAL APPROVAL

- A. The approval of the Board of Directors/Design Review Committee shall be required for any improvement to the unit/property.
- B. Exterior projects such as, but not limited to, painting, sheds, decks, patios and play structures must be submitted for approval to the Board of Directors/Design Review Committee in care of the managing agent.
- C. ACC forms for exterior projects may be obtained by contacting the managing agent.

RULE 21. USE OF THE POOL AND ITS FACILITIES

- A. The swimming pool and its facilities are for the exclusive use of owners, renters and guests of owners and renters.
As such, there must be reasonable and enforceable rules for the use of the pool and its facilities for everyone's enjoyment.
- B. The pool season will be approximately Memorial Day through Labor Day.
- C. POOL HOURS are 9:00 a.m. to 9:00 p.m.
- D. Guests must be accompanied by owners/residents. Children age 14 and under must be accompanied by adults.
- E. Pool users are to wear swim suits or swim trunks. Cutoff jeans is an example of the type of clothing NOT permitted in the pool.
- F. The management company through the direction of the Board of Directors can close and lock the pool and its facilities at any time and for any length of time due to weather conditions or inappropriate and/or offensive behavior in the pool and its facilities.
- G. The pool cannot be reserved for individual owner use.
- H. Animals are not permitted in the pool and the pool area.
- I. Bicycles, skate boards, skates and similar play equipment are not allowed in the pool or pool area.
- J. Alcoholic beverages are not allowed in the pool or pool area.
- K. Glass containers are not allowed in the pool or pool area.
- L. Lifeguards are not provided. All persons swim at their own risk. Owners/residents are responsible for themselves, families and guests. The association assumes no responsibility for any accident occurring or sustained in connection with the use of the pool and the pool area including the bathrooms.
- M. To report non-residents in the pool who are not accompanied by a member of the Association, call the Arapahoe County Sheriff's Office at 303-795-4711.

ENFORCEMENT AND FINE SCHEDULE

COMPLAINTS/VIOLATIONS MUST BE REPORTED IN WRITING TO THE BOARD OF DIRECTORS/DESIGN REVIEW COMMITTEE THROUGH THE MANAGING AGENT. COMPLAINTS/VIOLATIONS MUST BE SIGNED. NAMES WILL REMAIN CONFIDENTIAL.

- A. The Association, through the Board of Directors, shall have the power to enforce these Rules and Regulations by use of one or more of the following:
- a) if the violation involves damage to the Association's common property, the violating owner shall pay for all reasonable costs of repair and/or replacement.
 - b) unless otherwise defined in connection with a specific provision of these Rules and Regulations, the schedule of fines for violation is:
 - FIRST VIOLATION: written notice
 - SECOND VIOLATION: \$50.00
 - THIRD VIOLATION: \$75.00
 - FOURTH VIOLATION: \$100.00
- B. All sums assessed by the Association through its Board of Directors to owners including, but not limited to, fines, late fees, and other charges for violations of these Rules and Regulations shall constitute a continuing lien on each unit and the violating owner shall pay all costs, including reasonable attorney fees, incurred by the Association, the Board of Directors and managing agent in collecting delinquent amounts, in filing such lien and proceeding to foreclosure and/or seeking injunctive relief.
- C. Prior to levying any fines pertaining to violations of these Rules and Regulations, the Board of Directors shall make every reasonable effort to meet with the owner to verify the violation, discuss any mitigating factors and any corrective actions required by the owner to correct the violation. The Board's enforcement shall be uniform and non-discriminatory.
- D. Non-enforcement of any Rule or Regulation by

the Association through its Board of Directors and managing agent shall not constitute a waiver of that Rule or Regulation.



The Colorado Property Management Group Inc.

2620 S. Parker Road, Suite 105 • Aurora, CO 80014 • Phone: 303-671-6402 FAX: 303-671-6430 • www.WithCPMG.com

HAMPDEN VILLAS HOMEOWNERS ASSOCIATION

EXTERIOR PAINT COLOR SCHEDULE EFFECTIVE JANUARY 2004

THE FOLLOWING PROCEDURE IS REQUIRED PRIOR
TO ALL EXTERIOR PAINTING INCLUDING THE HOUSE,
EXTERIOR FRONT DOOR, GARAGE DOOR, FENCES,
AND SHED***;

1. Request an Architectural Improvement form by contacting CPMG, 303-671-6402, ext. 16. Please include your name, Association name, address, and telephone number in your message.
2. If you plan to re-paint using the EXACT SAME color(s), please include the color sample(s) with your completed and signed form and mail to CPMG, 2620 S. Parker Road, #105, Aurora, CO 80014.
3. If you plan to CHANGE color, you must select a color from the color palette available for viewing at CPMG, 2620 S. Parker Road, #105, Aurora. Office hours are 9:00 a.m. to 6:00 p.m. Mondays through Fridays. Once selected, the completed and signed form WITH the color selection must be submitted to CPMG.

NOTE: ONLY CLEAR STAIN MAY BE USED ON FENCES

***Homeowners who do not follow this procedure may be required to re-paint with approved paint colors and may be fined in accordance with the Association's Rules & Regulations.



The Colorado Property Management Group Inc.

2620 S. Parker Road, Suite 105 • Aurora, CO 80014 • Phone: 303-671-6402 FAX: 303-671-6430 • www.WithCPMG.com

ATTENTION:
HAMPDEN VILLAS RESIDENTS

ROOF REPLACEMENTS REQUIRE PRIOR DESIGN REVIEW APPROVAL

ALL EXTERIOR MODIFICATIONS REQUIRE DESIGN REVIEW
APPROVAL BY THE HAMPDEN VILLAS
DESIGN REVIEW COMMITTEE
PRIOR TO THE START OF A PROJECT

EVEN IF THE ROOF REPLACEMENT IS EXACTLY THE SAME
AS THE EXISTING ROOF, OWNERS MUST OBTAIN,
COMPLETE, AND RETURN
AN ARCHITECTURAL IMPROVEMENT FORM

TO OBTAIN AN ARCHITECTURAL IMPROVEMENT FORM,
PLEASE CALL 303-671-6402, EXT.16 &
PROVIDE YOUR NAME, ADDRESS, TELEPHONE NUMBERS

PLEASE COMPLETE THE 3-PART FORM
& SEND THE ENTIRE FORM BACK TO CPMG

PRIOR TO STARTING AN EXTERIOR PROJECT

NOTICE MAILED: 7/23/04