

WOODSTREAM FALLS CONDOMINIUM ASSOCIATION, INC.

RULES, REGULATIONS AND PROCEDURES

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NOTE: POLICIES MARKED BELOW AS ‘REPLACED’ HAVE BEEN REMOVED FROM THIS DOCUMENT. REFER TO THE SECTION ON THIS WEBSITE LABELED “RESPONSIBLE GOVERNANCE POLICIES” FOR THE UPDATED POLICY

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Effective August 18, 2007

6. Disclosures in Purchases and Sales of Units

- 6 1. In accordance with CRS § 38-35.7-102, sellers of a unit must provide copies to the buyers, or upon payment of the Association's usual fee, authorize the Association to provide copies to the buyers, of all of the common interest community's governing documents and financial documents, as listed in the most recent available version of the contract to buy and sell real estate promulgated by the real estate commission as of the date of the contract.
- 6 2. Sellers must provide buyers, in every contract for the purchase and sale of residential real property with disclosure statements in bold-faced type that is clearly legible and in substantially the following form:

THE PROPERTY IS LOCATED WITHIN A COMMON INTEREST COMMUNITY AND IS SUBJECT TO THE DECLARATION FOR SUCH COMMUNITY. THE OWNER OF THE PROPERTY WILL BE REQUIRED TO BE A MEMBER OF THE OWNERS' ASSOCIATION FOR THE COMMUNITY AND WILL BE SUBJECT TO THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION, THE DECLARATION, BYLAWS, AND RULES AND REGULATIONS WILL IMPOSE FINANCIAL OBLIGATIONS UPON THE OWNER OF THE PROPERTY, INCLUDING AN OBLIGATION TO PAY ASSESSMENTS OF THE ASSOCIATION. IF THE OWNER DOES NOT PAY THESE ASSESSMENTS, THE ASSOCIATION COULD PLACE A LIEN ON THE PROPERTY AND POSSIBLY SELL IT TO PAY THE DEBT. THE DECLARATION, BYLAWS, AND RULES AND REGULATIONS OF THE COMMUNITY MAY PROHIBIT THE OWNER FROM MAKING CHANGES TO THE PROPERTY WITHOUT AN ARCHITECTURAL REVIEW BY THE ASSOCIATION (OR A COMMITTEE OF THE ASSOCIATION) AND THE APPROVAL OF THE ASSOCIATION. PURCHASERS OF PROPERTY WITHIN THE COMMON INTEREST COMMUNITY SHOULD INVESTIGATE THE FINANCIAL OBLIGATIONS OF MEMBERS OF THE ASSOCIATION. PURCHASERS SHOULD CAREFULLY READ THE DECLARATION FOR THE COMMUNITY AND THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION.

Effective August 18, 2007

8 **Pets**

- 8.1. The Revised Municipal Code established by the City and County of Denver will apply. Owners should consult the current city code before bringing any pet onto the property. Please call the Denver Animal control Division at 303-698-0076 for further information.
- 8.2. The owner of the unit will be held responsible for any animal or the acts of any animal kept at or visiting the Woodstream Falls Condominium Community.
- 8.3. A household pet may be kept as long as the animal does not become a nuisance, is immediately cleaned up after, is on a leash when outside the unit, and the pet is accompanied by a person at all times while the pet is outside a unit.
- 8.4. Pets are not allowed to be housed or left unattended on your patio, deck or balcony. This includes any pet-maintenance items including litter boxes or animal carriers/cages.
- 8.5. Noisy pets, whether inside or outside of a unit, will be considered a nuisance subject to enforcement under the governing documents of Woodstream Falls.
- 8.6. Pets shall not be chained or tethered to any common element.
- 8.7. The Board reserves the right to take other action, if any pet (in the Board's judgment) is dangerous, aggressive, or a chronic nuisance.

Effective August 18, 2007

9. **Occupancy**

- 9.1. All Woodstream Falls Condominium units shall be used for residential purposes only. Occupancy is restricted to the current Denver Housing Code.
- 9.2. The owner is responsible for all actions of the owner's tenants (renters) and guests. Residents and guests are subject to the provisions of all of governing documents, including the rules. All guests' and renters' vehicles are restricted by the requirements found in the parking section of these rules.
- 9.3. In the event an owner evicts a renter, the owner will arrange to properly remove all evicted personal property deposited on the Common Elements of the community no later than 24 hours after the eviction. No personal property is to be placed in or next to the trash dumpsters, but must be properly removed from the community and taken to a proper disposal location. The owner will be charged for removal or disposal costs if these requirements are not met.
- 9.4. No hazardous materials are to be stored in any unit.

- 9.5. Due to space, building design, venting, plumbing, electrical, and building code requirements, owners and residents shall use only licensed plumbers and electricians to install and repair plumbing and electrical lines and connections within the units according to the City and County of Denver Code.
- 9.6. Nuisance is prohibited in Woodstream Falls. Nuisance includes, but is not limited to, loud noises; littering with rocks, cans, trash, or bottles; offensive odors, and any activities that disturb the enjoyment of the residents of the community.

Effective August 18, 2007

10. **Driveways and Parking Areas**

- 10.1 Every unit is entitled to the use of ONE assigned parking space (as indicated on your deed). Additional parking spaces may be rented from the Association as available for ~~\$200~~ \$300 for 12 months. Anyone parked in a parking space not assigned or leased to their home is subject to immobilization or towing at the vehicle owner's expense.

Annual rental rate increase effective May, 2018.

- 10.2 All vehicles must be operable and currently licensed, insured, and comply with these rules, the ordinances and rules of Denver Motor Vehicle Department, and laws and rules of the State of Colorado.
- 10.3 All vehicles parked on the property, other than short-term visitors, must be registered and issued an Association parking sticker. A parking sticker is issued at no cost to Association residents for any vehicle owned by a resident, up to a maximum of four (4) vehicles. Replacement cost for lost stickers is \$25. To obtain a sticker, residents are required to present a) valid driver's license; b) vehicle registration; c) proof of current insurance; d) proof of residency (copy of lease for renters; copy of deed for owners) for each vehicle to be registered. The sticker must be placed in the lower left-hand corner of the windshield. **There may be some exceptions for physical reasons (handicap) as deemed okay by WFCA, Inc.**
- 10.4 Any vehicle that fails to conform to these rules shall be subject to being booted (immobilization) and charged \$100 to the owner of the car. **Owners or tenants who repeatedly violate will be booted and/or towed (your cost) plus fined by the Association \$50.**

Any vehicle parked in a fire lane or no parking area will be booted (immobilization) immediately (\$100 fine). After immobilization the vehicle has ½ hour to pay fine and move vehicle or will be subject to being booted or towed without warning. If it's found out it's an owner or tenant WFCA will levy an additional \$50 to the unit owner.
- 10.5 Recreational vehicles including, but not limited to: trailers of any kind, campers (including camper shells and motor homes), buses, boats or boat accessories, and trucks/van larger than one ton, self-contained and other motorized recreational vehicles, all -terrain vehicles, will not be parked, placed, stored or maintained anywhere within the Woodstream Falls Condominiums community, except in

emergencies or as a temporary expedience for loading or unloading. The Association may boot and/or tow any vehicle if it is in violation of any city, county, or state regulation, the Declaration, or these rules.

- 10.6 Residents shall not use "Visitor" parking areas. Such parking areas are allocated for visitors of residents only. **If you need additional parking space(s), SEE ITEM 10.1.**
- 10.7 No activity such as, but not limited to: maintenance, repair, rebuilding, dismantling, repainting, or servicing of any kind of vehicle may be performed or conducted within the Woodstream Falls Condominium Community. Due to the corrosive and destructive nature of petroleum products, **oil changes** are expressly prohibited.
- The foregoing restriction will not apply to the washing and polishing of any motor vehicle, motor-driven cycle, or other vehicle, together with those activities normally incident and necessary to such washing and polishing.
- 10.8 Exterior parking within the Woodstream Falls Condominiums community consists of parking in marked parking spaces only. All vehicles must park within the parking stripes designating the marked parking space. All asphalt surfaces not marked as parking spaces are considered Fire Lanes. **NO PARKING IN FIRE LANES. SEE ITEM 10.4.**
- 10.9 No back-in parking in any parking space. **There may be some exceptions for physical reasons (handicap) as deemed okay by WFCA, Inc. The new computer system will allow these exceptions to be recorded.**
- 10.10 Parking spaces are for street legal vehicles only, not for household or personal property storage. After warning vehicles have 48 hours to become street legal.
- 10.11 Licensed motorcycles may be parked in the same parking space as the resident's regular vehicle as long as both vehicles do not exceed the parking space area. Parking areas designated for motorcycle parking will also be randomly provided within the Woodstream Falls Condominium community and may be used on a first-come, first-served basis.
- 10.12 Any vehicle found to be leaking excessive fluids will be posted with a 72-hour notice to either fix the leak or remove the vehicle from the Woodstream Falls condominium community.
- 10.13 **Vehicles in parking spaces cannot take up space that prohibits or inhibits other spaces/vehicles from parking in their designated. After warning said violators may be subject to immobilization.**

*Effective August 18, 2007 additional amendments
June 30, 2014 and October 23, 2017 and as indicated above*

11. Common Areas

- 11.1. Any and all motorized vehicles are prohibited from driving on any turf, landscape area or sidewalks, except for the Association's vehicles and Association's vendors, even during moving.

- 11.2. Only signs “For Rent” or “For Sale” are permitted inside windows. These signs are not permitted anywhere within the community.
- 11.3. No yard signs are permitted.
- 11.4. Within three months of the purchase date of a home, there must be proper window coverings visible from outside (window blinds, shades, drapes or curtains).
- 11.5. All windows, screens and doors must be kept in good repair.
- 11.6. Prior to installation, security devices that are designed to be placed within window or door openings must be approved, in writing by the Board. Interior mounted security devices cannot be mounted to concrete walls. Please contact property management for those specifications.
- 11.7. Prior to installation, windows, patio doors, and door replacement must be approved, in writing by the Board. Please contact the management company for those specifications.
- 11.8. No window mounted air conditioners or fans are permitted.
- 11.9. No owner/resident will allow garbage cans, supplies, milk containers, or any other personal property to be placed in entry area or breezeways, for any period of time. No trash or debris is to be stored in the common areas. Trash is to be kept in appropriate trash containers inside homes.
- 11.10. All refuse must be immediately placed inside a dumpster located in an appropriate trash enclosure. Refuse will not be left or allowed to accumulate outside any home, on patio, balcony or breezeways
- 11.11. No one may in any way alter the exterior, roofs, entryways, balconies, decks, patios, landscaping or other common elements without prior written approval by the Board. No interior reconstructions that would affect the structural integrity of the building are allowed.
- 11.12. Common elements are to be used only for the purpose for which each is intended and designed. There is to be no climbing on common elements, including any structure or landscaping feature. The Association specifically disclaims any responsibility for any injuries resulting from any inappropriate use of common elements. Only Woodstream Falls Condominium staff and appropriate work personnel are allowed to walk on any roof within the complex.
- 11.13. Charcoal grills and propane grills are prohibited in the community and subject to enforcement by the Association and under Denver Fire ordinances.
- 11.14. There will be no garage sales or yard sales unless authorized by the Board.
- 11.15. Owners are responsible for ensuring that any contractors working for them or for their renters remove, from the community, any waste products resulting from any work being performed. Such items are not to be disposed of in or near dumpsters. If there is no contractor involved, the owner is responsible for taking these items off-site. If you are remodeling or moving please call the management company to make proper arrangements.

11.16. Only after written approval of the Board, prior to installation, satellite dishes and exterior antennas may be placed on the property only in the locations and meeting the specifications approved by the Board of Directors. Please contact the property management company for those specifications.

11.17. There is a concern about safety issues, contractual and employment interference and the increased costs charged to the Association by contractors and employees as a result on interference. Therefore, no owner, resident or guest shall in any way interfere with any employee or contractor working for the community This shall include entry into any posted are where work is being performed, or that has been set aside as a storage or staging area. No owner, resident or guest shall contact any contractor at their place of business. Any inquiries, comments or complaints should be directed to the property management company.

Effective August 18, 2007

12. Balconies, Patios, and Decks

12.1. Only furniture designated for outside use, bicycles, plants, may be placed on balconies, patios and decks. No storage of any other kind will be used or stored on any of the patios, balconies or decks. Nothing will be hammered in, on or to any of the cement, overhangs or surrounding wood from the balconies, patios or decks.

12.2. Patios, decks and balconies will not be used for storage, indoor furniture, hand laundry, cleaning rugs or other household articles.

12.3. Any item that feeds wildlife (i.e. birdfeeders) or otherwise encourages the presence of wildlife is prohibited.

12.4. No pet is allowed to defecate or urinate on, above, or inside a balcony, patio or deck.

12.5. No parking of motorcycles on the patio, deck, or balcony of a unit.

Effective August 18, 2007

13. Laundry Rooms

13.1. Laundry rooms will be open only during the posted hours and can be used by residents only.

13.2. Laundry room doors will be kept closed at all times to prevent freezing of pipes and to keep laundry areas clean

13.3. Lights will be kept off when rooms are not in use.

13.4. Please clean the lint trap after you use a dryer.

13.5. No smoking in laundry rooms.

13.6. The Board may post additional Rules as necessary.

14. Pool Rules

14.1. Pool hours are posted. Anyone in the pool area other than during the posted pool hours may be prosecuted for trespassing and will lose their pool access card for

the remainder of the season. Pool cards are activated annually for residents who have dues paid in full and otherwise are in good standing with the Association.

- 14.2. No lifeguard is on duty. All persons using the swimming pool do so at their own risk. Woodstream Falls Condominium Association will not be responsible for any accident or injury in connection with the use of tee pool. Call 911 on the phone provided at the back of the pool on the wall of the building in cases of emergencies.
- 14.3. The pool is for residents and residents' guests only. Residents must have their pool access card readily available when in the pool area.
- 14.4. No pets are permitted in the pool area at any time.
- 14.5. Flotation devices designed for individual/personal use are allowed. No multi-person flotation devices or rafts are allowed.
- 14.6. Bicycles, skateboards, roller skates, roller blades or similar items are not permitted in the pool area.
- 14.7. No smoking is permitted in the pool area.
- 14.8. No food or beverage is allowed in the pool area.
- 14.9. Radios are permitted using headsets only.
- 14.10. No running or unnecessary roughness will be permitted.
- 14.11. No glass is permitted in the pool area.
- 14.12. Anyone under the age of 13 must be accompanied and supervised by an adult.

Effective August 18, 2007

These 2007 Rules of the Woodstream Falls Condominium Association, Inc. were adopted by majority vote of a quorum of the Board of Directors on August 18th, 2007, and supersede all prior rules of the Association.

[Attestation by Juanita Rucker, as of September 18, 2007]

1. Owner(s) and occupant(s) may display on their property, in their windows, or on the balconies adjoining their units, American flags no larger than 4 feet by 6 feet and install flagpoles of no greater height than 12 feet.

2. Owner(s) and occupant(s) may display on the inside of the unit's window or door a service flag (sometimes called blue star or gold star banner) of no more than 20 inches by 30 inches indicating the military service of a member of the owner's or occupant's immediate family during a time of war or armed conflict.

3. Owner(s) or occupant(s) may display one political sign on the owner's sole property or in the unit's window for each contested election and ballot issue from 45 days before through 7 days after election up to the size and number of signs allowed by the local municipal or county ordinance. If there is no such ordinance, each sign shall be no larger than 36 inches by 48 inches.

4. An occupant who is bona fide member of a volunteer fire department, and an occupant who is employed by a primary provider of emergency fire fighting, law enforcement, ambulance, or emergency medical services, may park an emergency vehicle bearing an official emblem and weighing less than 10,000 pounds on the common interest community when it does not bar emergency access or other owners' reasonable use of streets, driveways, or guest parking spaces.