

GREENS AT UTE CREEK HOA

RULES & REGULATIONS

We all chose to live in a closely spaced community which may require being more thoughtful and considerate of our neighbors than might be necessary on larger lot properties. These are rules which will assist in making the experience of living at The Greens more enjoyable for all. (Some rules have been duplicated in the section to which they are pertinent).

ADVERTISING SIGNS

1. Are not allowed except "for rent", "for sale" and "garage sale" signs. Garage sale signs can be posted for a maximum of two days in advance of the sale. Once the event is over, the sign(s) must be removed by midnight of that night.
2. Political signs will be allowed to be displayed for a maximum of 45 days prior to an election to 7 days after the election. Limit of one sign per property.
3. Signs of any kind may not exceed 36"x48" under any circumstances.

CLOTHESLINES

1. Clotheslines may not be installed on fencing. Removable posts must be used in all instances.
2. Installation of retractable clotheslines must be in the back yard portion of the property, and placement should be as unobtrusive as possible to surrounding properties.
3. Clotheslines should be retracted, with posts removed and stored in the closed position when not in use, and on days when landscape maintenance is being performed by the HOA contractor.
4. Clotheslines may only be used between sunrise and sunset.

EXTERIOR HOUSE NUMBERS

1. Address numbers shall be legible and of a size and style appropriate for the architectural style of the building.
2. Numbers must meet a minimum of 4" as required by the City of Longmont.

FLAGS

1. Flags with a maximum dimension of 36"x60" may be displayed when portraying a holiday, season, or sporting event. At any time a flag which is displayed becomes discolored, frayed, or torn, the flag must be removed from display. Decorative flags which are determined to be offensive in nature by the Board and/or the DRC Committee will be prohibited from being displayed.
2. The flag of the United States of America and/or a service flag with a star denoting the service of the unit owner, occupant, or member of their immediate family, can be displayed anytime, so long as the display complies with the Federal Flag Code, 4 U.S.C. Sections 4 to 10.

HOT TUB

1. Due to the close confines of the homes within the community, the exterior placement of a hot tub is strictly prohibited.
2. Hot tubs may be installed inside the unit without DRC approval, unless such installation requires modifications to the exterior of the unit, such as a vent for a dehumidifier.

LEASHED DOGS AND INDOOR CATS are the only outside animals allowed in the complex. (Declarations, Page 8, Section 6.05)
Dogs may be off-leash in a fenced back yard.

PAINTING when the body of the home is being painted, the cement foundation is to be painted in the same color.

SATELLITE DISH OR TELEVISION ANTENNAS are to be removed if no longer being used.

SCREEN DOORS Aluminum or wood screen doors are not allowed.

SEASONAL DECORATIONS should be removed with fifteen (15) days following the holiday.

STORAGE No owner shall place or store any article on the common property owned by the Association.

STREET PARKING

1. No owner or guest shall park within the subdivision any boat, trailer, motor home, pickup with camper, recreation vehicle for more than 72 hours or any truck or heavy equipment designed for commercial use or hauling purposes for more than 72 hours. Violations of any of the foregoing provisions related to parking shall result in the towing away and storing of the violating vehicle at the owner's expense. If vehicles or heavy equipment leave oil spots in driveway or sidewalk, they must be cleaned by the homeowner at their own expense.
2. The City of Longmont code requires that all vehicles be parked on the street in the direction of travel.
3. No owner or tenant shall obstruct any street, sidewalk or passageway providing access to a lot of any other owner or the general public.

Revised this 1st day of December, 2016

THE GREENS AT UTE CREEK HOA
Executive Board

Ronald H Mahan

Walter Scumig

John B. Adams