

# NORTH END TOWNHOME CONDOMINIUM ASSOCIATION

## RULES AND REGULATIONS

North End Townhome Condominium Association is a sub-HOA association with 47 units in 14 buildings in the North End subdivision of Louisville, CO. North End Townhomes is also under the rules and regulations of the North End Master HOA. Through monthly dues, the sub-HOA pays the Master HOA dues, domestic water, irrigation water, grounds maintenance and improvements, snow removal, trash and recycling, most exterior building maintenance, and insurance on the building structures.

***The purpose of the rules and regulations is to establish a common understanding of how to maintain an attractive residential community that benefits all residents and enhances the value of our homes. The Board has provided the following summary, so everyone is familiar with the shared rules and regulations. All homeowners received a copy of the Covenants when they purchased their homes. Some Covenants have changed or been added to over time due to the changing of laws pertaining to HOAs.***

***These rules and regulations are adapted from the HOA's Declaration of Covenants and adopted by the Association's Board of Directors. Please refer to the Covenant document for more detail on the stated policies below.***

**MAINTENANCE:** The HOA is responsible for the maintenance, painting, repair, and replacement of common elements, including buildings, landscaping, lawn, trees, shrubs, fences, patios, decks, and alleys. The HOA Board shall have sole discretion to determine the time and manner in which such maintenance shall be performed. Each unit owner is responsible for the repair and replacement of the glass in windows and doors. Each unit owner is responsible for keeping their porches, patios, and decks, and balconies in good order.

**CHANGES/IMPROVEMENTS TO UNITS:** No unit owner may make any external structural addition, alteration, or improvement to their unit, including porches, patios, decks, balconies, common areas, and landscaping without prior written consent of the Board of Directors via submission of a Design Review Request form.

**DECKS, PATIOS, PORCHES, BALCONIES:** The decks, patios, porches, and balconies are designed for leisure use, not for storage. Outdoor furniture, appropriate for use in these areas, should be specifically designated for outdoor use and kept in good, clean condition. Camping furniture and broken or poorly maintained furniture are prohibited. Bicycles and other recreational equipment should not be stored in these outdoor areas. Courtyards should maintain an uncluttered appearance. Walkways leading to porches and patios should be kept clear of furniture and other items to prevent falls. For safety purposes, fence rails should be kept free of display items and flowerpots to prevent their falling and injuring or damaging fences, foundations, and passersby. Only a secure, saddle-type of flowerpot may be placed on a unit's fence rail. Residents must refrain from placing items on shared fence rails.

**BBQ GRILLS/OPEN FLAMES:** North End Townhomes follows the City of Louisville ordinance for Open Flame and Open Burning. Self-contained gas and electric grills are permitted on patios and decks. No fires shall be lit or permitted in any portion of the community, except in a contained barbeque or fireplace units. ***Absolutely no open burning or portable mobile fireplaces or firepits are permitted.***

**VEHICULAR PARKING, STORAGE AND MAINTENANCE:** No house trailer, camping trailer, horse trailer, camper, camper shell, boat trailer, hauling or other trailers, ATV, snow machine, boat or boat accessories, truck with a rated load capacity of more than two tons, recreational vehicle or equipment, motor home or mobile home may be parked or stored anywhere within the Community (except in an enclosed garage) unless it is being actively loaded or unloaded.

No wrecked, abandoned, inoperable, or unlicensed vehicles of any kind shall be stored or parked within the community. The board has the right to remove a vehicle in violation of the above.

No vehicle maintenance is allowed within the Community except in garages or except in emergencies. ***No vehicles may be washed within the Community due to a common expense water source.***

**PETS:** Per the HOA Covenants, no more than two dogs or two cats or combination thereof (one of each) may be kept in a unit. Pets may not be kept or bred for commercial purposes. All dogs must be on a leash when in the common areas. ***All pet waste must be picked up and disposed of promptly. No pet waste may accumulate on porches, patios, or decks.*** Owners of a pet creating a nuisance or unreasonable disturbance will be contacted and resolution of the offending problem will be expected. Persistent violations will be referred to Louisville Code Enforcement and animal control.

**TRASH/RECYCLE:** The HOA contracts with a waste hauler to pick up trash weekly and recycle every other week. Trash cans may be placed outside the garage either the night before or by 7 AM on collection day. Trash cans must be placed away by the end of the day on collection day. Storage of trash cans during the week must be inside closed garages or in an area out of sight of neighboring properties.

**USE AND OCCUPANCY OF THE UNITS:** No dwelling within the Community shall be used for any purpose other than single family residential purposes as generally defined (not commercial). However, owners may conduct business within their units under conditions detailed under 6.1 of the Covenants.

All leases must be at least six months. Short term rentals such as Airbnb and VRBO are not permitted.

**HOLIDAY DECORATIONS/SIGNS AND FLAGS:** Holiday decorations are permitted. They may be displayed no earlier than 30 days before or after the holiday.

Signs and flags are prohibited by the Covenants unless explicitly approved by the Board with a few exceptions outlined in 8.1 of the Covenants. Exceptions would be signs and flags allowed under Federal or State law. North End allows one political sign per ballot initiative or elected position. Signs must be no larger than 36" x 48" and must be displayed entirely within a homeowner's property. Political signs may be displayed 45 days before election day and no later than seven days after election day.

The National Flag of the United States and service flags can be flown without permission of the Board. The HOA allows two flags per household, one American and one service flag. Flags can be no larger than 3' x 5' and attached to the house in a holder.

***Homeowners who violate these policies will be referred to the Board and/or the Association's legal counsel for recourse through the Covenant Enforcement Procedure Policy.***

This document can be found on the Metro Property Management website at [www.metropropertymgt.com](http://www.metropropertymgt.com)