

## **CHESTNUT VILLAGE CONDOMINIUMS VEHICLE PARKING POLICY**

The Condominium Declarations for Chestnut Village Condominiums, Section 37, addresses the parking regulations for vehicles belonging to Unit Owners of the Association.

In addition the following guidelines will be come effective and enforceable on August 1, 2006.

- 1.) Any vehicle parked on Association property that has no license plates or expired license plate will be towed away at the Unit Owner's expense. Such expenses shall be assessed to the Unit Owner's Association account.
- 2.) Any vehicle which is in an obvious non operable condition, (wheels removed, vehicle on jacks, etc.) will be towed away at the Unit Owner's expense. Such expenses shall be assessed to the Unit Owner's Association account.
- 3.) Vehicle maintenance/repairs are not to be performed on Association property. Expenses to repair damage to Association property or to clean up from oil spills shall be assessed to the Unit Owner's Association account.
- 4.) Vehicles which are not moved on their own power once in 72 hours will be considered non operable and will be towed away at the Unit Owner's expense. Such expenses shall be assessed to the Unit Owner's Association account.
- 5.) Boats and trailers of any type are prohibited from being parked on Association property.
- 6.) Special parking exceptions based on extenuating circumstances for the above guidelines should be requested by calling the management office at 224-9134, otherwise the regulations will be strictly enforced.

**Chestnut Village Home Owner's Association**  
**Fire Code Compliance Policy**

This Chestnut Village Homeowners Association Policy is enforceable by the Poudre Fire Authority and the Chestnut Village Homeowners Association.

1. No storage of any material is permitted under the stairwells or around the stairwells.
2. Storage of personal property is permitted on patio areas provided it does not block egress from the building in the event of a fire. Storage of personal property on patios is subject to the Association's control if there exists an unsightly condition or nuisance.
3. Storage or use of charcoal grills is prohibited within 10 feet of any building or structure.
4. BBQ grills with propane tanks that exceed 16.4 ounces are prohibited from being used, stored or placed within 10 feet of any building or structure.
5. Violators of this policy will be notified in writing by the Association. A \$10 per day fine will be assessed to the Unit Owner's Association account commencing the day of notification and ending on the day of removal of the violation. Poudre Fire Authority may assess additional fines pursuant to local ordinances.

\* The Unit Owner will be held responsible for any and all claims to persons or property arising from a violation of the above Policy. Be advised that in the event that a fire is caused by an individual violating this Policy, the Association's Insurance Provider may deny coverage to the Association since a violation of the Policy is a violation of local fire codes.

**PERMITTED**



16.4 ounce propane tank

**PROHIBITED**



20 pound propane tank

**\*Policy approved by CVHOA Board of Directors to take effect February 1<sup>st</sup>, 2010**

**CHESTNUT VILLAGE CONDOMINIUMS  
SATELLITE DISH POLICY**

A Unit Owner shall be allowed to install a satellite reception dish, subject to the following limitations and restrictions.

- 1.) The dish shall be no larger than 1 meter in diameter.
- 2.) The dish may be installed only within the Unit owned by the Unit Owner. The Unit includes balconies, balcony railings, private terraces, patios, yards and gardens. However the Unit does not include any outside walls, roofs, windowsills or other common areas of the Association.
- 3.) If mounted on a balcony or to a balcony railing, the dish cannot extend outside the vertical plane of the balcony's outside railing.
- 4.) The Unit owner shall remain fully and solely responsible for the safety of the satellite dish and for any damage caused to persons or property associated with the satellite dish.
- 5.) No holes may be drilled in exterior surfaces including balcony floors or railings.
- 6.) Any satellite dish installed without strictly adhering to these restrictions shall be removed by the Unit Owner. In the event the Unit Owner fails to adhere to these restrictions, the Association shall remove the satellite dish and assess all associated costs for such work to the Unit Owner's Association account.

**So agreed by Unit Owner:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Date:** \_\_\_\_\_

### Background FCC information.

As directed by Congress in Section 207 of the Telecommunications Act of 1996, the Federal Communications Commission adopted the Over-the-Air Reception Devices ("OTARD") rule concerning governmental and nongovernmental restrictions on viewers' ability to receive video programming signals from direct broadcast satellites ("DBS"), broadband radio service providers (formerly multichannel multipoint distribution service or MMDS), and television broadcast stations ("TVBS").

The rule (47 C.F.R. Section 1.4000) has been in effect since October 1996, and it prohibits restrictions that impair the installation, maintenance or use of antennas used to receive video programming. The rule applies to video antennas including direct-to-home satellite dishes that are less than one meter (39.37") in diameter (or of any size in Alaska), TV antennas, and wireless cable antennas. The rule prohibits most restrictions that: (1) unreasonably delay or prevent installation, maintenance or use; (2) unreasonably increase the cost of installation, maintenance or use; or (3) preclude reception of an acceptable quality signal.

Effective January 22, 1999, the Commission amended the rule so that it also applies to rental property where the renter has an exclusive use area, such as a balcony or patio.

On October 25, 2000, the Commission further amended the rule so that it applies to customer-end antennas that receive and transmit fixed wireless signals. This amendment became effective on May 25, 2001.

The rule applies to individuals who place antennas that meet size limitations on property that they own or rent and that is within their exclusive use or control, including condominium owners and cooperative owners, and tenants who have an area where they have exclusive use, such as a balcony or patio, in which to install the antenna. The rule applies to townhomes and manufactured homes, as well as to single family homes.

The rule allows local governments, community associations and landlords to enforce restrictions that do not impair the installation, maintenance or use of the types of antennas described above, as well as restrictions needed for safety or historic preservation.

The rule does not apply to common areas that are owned by a landlord, a community association, or jointly by condominium or cooperative owners where the antenna user does not have an exclusive use area. Such common areas may include the roof or exterior wall of a multiple dwelling unit. Therefore, restrictions on antennas installed in or on such common areas are enforceable.

The Condominium Declarations for Chestnut Village Condominiums, Section 38, requires written approval from the Association for the placement of television antennas anywhere except within the owner's unit.