

# THE SADDLE RIDGE OF FORT COLLINS MERGED ASSOCIATION

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## RULES & REGULATIONS

Revised September 26<sup>th</sup> 2016

### GENERAL

#### RULES AND REGULATIONS

\*All Rules and Regulations are subject to the current Covenant Enforcement Policies

Quiet Hours: The Board of Directors has established "quiet hours" from 10:00 p.m. to 7:00 a.m. Included in unacceptable noise or disturbances during those hours are loud music and conversation, slamming doors, unruly party behavior, operation of appliances and loud vehicles. There is a twenty-four (24) hour ban on loud music, slamming doors, yelling or shouting, loud vehicles and continuously barking dogs.

Pets: The Board of Directors joins the city in enforcing the "leash law". Residents who leave their dog unsupervised on a deck or who tie their dog outside of a deck will be in violation of the rules. Excessive and/or continuous barking will also be considered a violation. Dog owners are required to clean up after their dog and may use the clean-up bags that have been provided at stations throughout the community.

Recycling & Trash: Please remove your recyclable items from your trash bags before depositing them into the designated recycle bins. A city ordinance requires all trash be placed in a bag, and tied securely. Another city ordinance requires all cardboard to be broken down and recycled. The board endorses both of these rules and reminds residents to place the items in the trash or recycling receptacles. Trash and large items not placed in dumpsters is costly to the Association. Saddle Ridge Condo owners will be charged \$200 per item placed next to dumpsters or abandoned in the common areas. Townhomes will be charged \$250 per item placed next to dumpsters or abandoned in the common areas. Accumulation of newspapers, cigarette butts, cans, etc. near the front of a unit or on the patio or deck are in violation.

Decks: Items on the decks shall be restricted to patio furniture and electric barbeque grills. Decks shall not be used for storage. Bikes and exterior blinds are prohibited. For safety purposes, tiki torches are not allowed. Holiday lights are allowed on patios and railings fourteen (14) days before and after the holiday being celebrated. December is exempt from the rule and decorations are allowed for the entire month.

Grills: Electric grills are permitted. The use of open-flame grills of any kind is not permitted on patios. Violators will be subject to a fine of \$250. Gas grills must be removed no later than June 1<sup>st</sup> 2016.

Bikes: Bike racks have been built throughout the community for outside bike storage. All bikes stored in communal bike racks must be locked up securely. Any bikes lost or stolen from the

community is not the responsibility of the Association. Bikes are prohibited from being stored on porches, building structures, or landscape areas.

Windows: Window air conditioners or fans are not allowed. All window blinds and window coverings such as curtains and/or drapes viewable to the outside will be of a neutral shade; white or almond and cannot be darker than the stain on the deck railings. All window coverings must be kept in good repair and any damage visible from the outside will be in violation.

Storm Doors: A design and improvement form must be submitted before a storm door can be installed or removed. Owner of the unit takes full responsibility for the storm door and door frame when a storm door is installed. Owner is responsible for the expense of installation/removal, upkeep of the storm door and door trim, and any damages occurring to the exterior of the building (light fixture, siding, etc.). Door must fit properly so it closes securely and if the door has a screen the screen must be kept in good repair. Any damage must be repaired back to new condition. Approved color is Forest Green and approved models are #E4SSN-36GR or #E4CSSN-36G.

## PARKING

### POLICY

Parking in the community is provided on a first come, first served basis and parking permits are required. Motorcycles parked on motorcycle pads do not have to display a parking permit. Removable permits will be used to minimize the expense to the Association and changed out every few years at no charge. Landlords and rental agents are encouraged to retrieve parking permits from tenants upon termination of their lease agreement. Replacement permits are available from the managing agent for a fee of \$125.00. Parking of all vehicles will be subject to the State and Local laws, the Declaration, and the Association's Rules and Regulations. Garages need to be used to park your vehicle and not used solely for storage. Any vehicles parked in the community along curbs impeding traffic, blocking garage access, on landscaped areas or in a handicap parking space without displaying a handicap placard and/or handicap license plate, are subject to towing, without further notice, at the owner's expense. Visitors parking at Saddle Ridge must register their vehicle with Fort Collins Towing.

### PROCEDURE

All vehicles parked in the community shall be monitored by an agent of the Association, and if in violation of the State Code, a City Ordinance, the Declaration, or the Association's Rules and Regulations will be towed, without further notice, at the owner's expense. In addition, the City of Fort Collins Police Department may ticket vehicles parked illegally in handicapped spaces. If a vehicle is towed, you can reach Fort Collins Towing at 970-204-9292.

### RULES AND REGULATIONS

All vehicles, other than those identified as an emergency vehicle, shall display a parking permit when parked in a common area parking space between the hours of 12:00 a.m. and 7:00 a.m. The parking permits will be issued by the management company and should be displayed on the windshield behind the rear-view mirror AND MUST BE CLEARLY VISIBLE.

A parked vehicle will be considered an emergency vehicle if it displays a visible emblem or marking identifying it as an emergency vehicle; weighs ten thousand pounds or less; and the owner is employed by an emergency service provider and the vehicle is required by the unit owner's employer as a condition of employment. The service provider will be a member of a volunteer fire department, law enforcement, ambulance staff, emergency medical, or other emergency service. These vehicles may park on a street or driveway but shall not block emergency access or impede use of the streets by other unit owners.

The Board of Directors is aware that finding a parking space in the community can be difficult. Currently there are two hundred nine (209) non-handicapped uncovered parking spaces available in the community. In addition to the individual units garage space, uncovered parking spaces shall be allocated, using a permit based system, as follows: one (1) uncovered spaces to a one-bedroom unit; one (1) uncovered space to a two-bedroom unit; and two (2) uncovered spaces to a three-bedroom unit.

Vehicles parked along curbs, impeding traffic, on landscaped areas, without a valid parking tag, in a handicap parking space without displaying a handicap placard or handicap license plate will be towed without further notice and at the owner's expense. Any vehicles or units that have fabricated parking permits will also be towed without further notice, and will have all parking permit privileges revoked. Other than emergency vehicles, no temporary parking, or storage of, inoperable vehicles, trailers, boats or moving vans or pods, shall be permitted without prior approval from the Board of Directors.

If a vehicle is towed due to the copying of a parking permit or fabrication of a parking permit in any way, a Four Hundred Dollar (\$400.00) fine will need to be paid prior to obtaining a new parking permit. If the fine is not paid, a new permit will not be issued. If the fine is not paid and the title to a unit is transferred, a new parking permit may be obtained. If a tenant is responsible for the revocation of the permit, the homeowner of the unit is held responsible for the fine.

## SIGNS, PATRIOTIC, & POLITICAL EXPRESSION

### POLICY

The American flag, Military Service flags and/or a political signs may be displayed subject to the Association's Rules and Regulations, City Ordinance and State Law. Advertising signs shall be displayed as allowed by the Association's Declaration.

### PROCEDURE

The policy and rules and regulations will be monitored and enforced by the management company, the Board of Directors and the security company. Violators may be subject to a fine following a hearing procedure as required in the Associations Violation and Covenant Enforcement Policy.

## RULES AND REGULATIONS

The American flag or Military Service Flags may be displayed in a window or on a balcony of a residence. It shall not be placed on the common area. The manner of display shall comply with the Federal Flag Code and shall not exceed 24" x 36" in size.

Political signs may be displayed in a window of a residence. One sign per political office or ballot issue is allowed and shall not exceed 36" x 48" in size. Signs may be posted thirty (30) days prior to an election and shall be removed within seven (7) days after an election. No political signs are allowed on the common areas. A political sign is defined as a sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue.

Signs advertising a sale, lease, or rent of a unit shall be displayed only in one window of a residence, shall be of a dignified form and shall not exceed 24" x 24" in size. Signs posted on common areas will be removed and destroyed.

## SATELLITE DISHES

### POLICY

The areas of installation are limited by the Rules & Regulations and by the Association's Declaration. These rules will be strictly enforced.

### PROCEDURE

The Association will monitor the placement of satellite dishes. If they are installed in violation of the rules, that violation will be reported to the management company for action. If the dish is not removed and re-installed properly, the notice, hearing and find process will be initiated.

### RULES AND REGULATIONS

Satellite dishes may be installed only upon limited common areas on the owner's porch. Satellite dishes shall not extend beyond or hang over the porch. Dishes shall not be installed on the roof or attached to the eaves. Dishes shall not be attached to the exterior siding material of the building within the limited common area unless such attachment is required to provide the unit owner with an acceptable quality signal. In the event that installation on exterior siding or the wood railings is required, the owner shall be responsible for any damage to such material resulting there from. After installation, owners shall submit a written notification of such installation to the Association's Architectural Review Committee, or if no such committee exists, to the Board of Directors. The written notification shall include a detailed description of the size, color and dimensions of the installed satellite dish, the location of such installation, and a picture of the satellite in the installed location. In the event that such installation does not conform to the rules and regulations set forth above, the Association may require the removal and proper reinstallation of the satellite dish at the owner's sole expense.