

BOULDER CREEK CONDOMINIUM ASSOCIATION RULES AND REGULATIONS 2024

This document contains a summary of regulations established by the Board of Directors of the Boulder Creek Condominium Association (BCCA). For a complete listing of all the regulations governing the owners and residents, please refer to the Condominium Declaration of the Gregory Creek Condominiums. Association rules have been adopted to guarantee each resident's quality of life and to protect the investments owners have made in the community. Any questions regarding the Covenants should be directed to the HOA Management Company.

Alleged violations of these regulations must be reported by submitting a written complaint to the HOA Management Company via email or USPS.

I. GENERAL

A. Board of Directors

- a. President- Evan Freirich
- b. Treasurer- Joshua Perkins
- c. Secretary- Barry Ross
- d. Member- Katherine Johnson

B. Management Company

- a. Laurie Riedeman, Essential Community Management.
PO Box 2293
Longmont, CO 80502
720-684-7799
laurieriedeman@outlook.com

II. HOA DUES

- A. Homeowner dues are set each year by the Board of Directors and approved by owners at the annual homeowner meeting.
- B. All payments are to be made to Boulder Creek Condominium Association (BCCA)
- C. Payment is due on the 1st (first) day of each month and considered late if not received by the 15th (fifteenth) of the month.
- D. Late payments are subject to a \$25.00 late fee.

III. ARCHITECTURAL CONTROL

- A. All changes to the exterior of units, including entryways, stairways, front and back patio enclosures, windows, and doors must be approved by the Board of Directors or Architectural Control Committee (if established).
- B. Exterior window frames and sliding door frames must be dark brown or white.
- C. Unauthorized changes will be returned to the original configuration at the owner's expense.

IV. FIREWORKS, BBQs, and GRILLS

- A. It is illegal in the City of Boulder to use or possess fireworks of any kind.

BOULDER CREEK CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS 2024

- B. There is no open burning allowed within the city limits of Boulder at any time. This ban includes portable outdoor fire pits and burning piles or bonfires of any size, or any type of flammable material.
- C. Propane Grills
 - i. Small Propane Bottles: if using a propane grill on a deck built with combustible material such as wood, propane bottles up to (but not exceeding) 2.5#/16.4oz are allowed,
 - ii. Large Propane Bottles:
 - 1. Propane bottles exceeding 2.5lb/16.4 oz. are allowed IF the balcony/deck for the grill is made of concrete, steel or other non-combustible material AND the propane grill can be placed more than 10 feet away from any other combustible siding, decking or other parts of the structure.
or
The balcony/deck where the grill is located has a sprinkler system.
 - iii. Charcoal Grills are not permitted.

V. NOISE

- A. BCCA quiet hours are from 10:00pm to 7:00am
- B. Loud stereos or television and loud parties are not allowed at any time. If a neighbor complains, please be considerate of them and the community.
- C. Excessive Sound Levels-noise must not exceed 55dBA between 7am and 11pm in a residential zone. This is equivalent to a speaking voice. The level decreases to 50 dBA after 11pm.
- D. Disruption of Quiet Enjoyment of the Home-No person shall recklessly engage in or be responsible for loud or unruly conduct which disrupts another person in their home.

VI. PETS

- A. Only owners of record shall be permitted to keep pets. **Tenants are not permitted to have pets.**
- B. Pets are limited to 1 dog and 2 cats
- C. Dogs must always be attended to and kept on a leash when in common areas, including parking lots, stairwells, and lawns.
- D. Owners are responsible for cleaning their pet's waste immediately. Failure to do so will result in an immediate \$50.00 Fine.
- E. Barking dogs may be considered a nuisance and in violation of the Rules and Regulations.
- F. Visiting pets are defined as non-resident pets and must follow the same rules.

VII. PARKING LOT/PARKING

- A. Each condominium unit has 1 assigned parking space. These spaces are monitored

**BOULDER CREEK CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS 2024**

and managed by the assigned owner.

- B. Visitor spaces are for the owners of record, registered tenants, or guests.
- C. All additional cars are to be parked on the street.
- D. HB22-1314, effective August 10, 2022, states:
 - i. Carriers cannot tow for expired registration and plates, except upon order from law enforcement.
 - ii. Carriers must give 24-hour notice for vehicles located on residential property, with limited exceptions.
- E. Contractors performing work on the premises may park in the visitor spaces between 8:00am and 6:00pm
- F. No repair, cleaning, washing, painting, or removal of engines may be done on the premises.
- G. PODS or other portable storage containers are not permitted in the parking lot for more than 24 hours and must be approved by the Board of Directors.

VIII. TRASH ENCLOSURES

- A. All items discarded must fit inside the provided bins. Cardboard boxes must be broken down/flattened. Do not put your recycling in plastic bags.
- B. The dumpster and recycling bin lids must be kept closed at all times.
- C. No furniture, household items, clothing, etc. may be left in the trash enclosure. Owners will be charged for the cost of removing these items.
- D. For hard to recycle materials and electronics take to the CHaRM Facility located at 6400 Arapahoe Rd. Boulder 80303

IX. MISCELLANEOUS

- A. All homeowners must have appropriate insurance coverage for their unit and provide proof of insurance to the Management Company to keep on file.
- B. Each unit must comply with City rental regulations regarding fire extinguishers, smoke and carbon monoxide detectors.
- C. All fireplaces must be inspected every 2 years if in use.
- D. All paths and walkways must be kept clear of hoses, bicycles, etc.
- E. All upper units (second and third floors) must have carpet throughout all living spaces and bedrooms. Hard floors, including, but not limited to tile and wood are not allowed. Kitchen, bathrooms, and small entry areas are excluded.
- F. The gates are to remain locked at all times. Do not climb the fences or trespass on private patios or garden spaces.
- G. Porches/Balconies shall be kept neat and clean. Storage of anything including, but not limited to cardboard boxes, kegs, trash, clothing, tires, appliances, indoor furniture is not permitted. Firewood and bicycles may be stored on the back porch/balcony but cannot be locked to the railing.

**BOULDER CREEK CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS 2024**

- H. BCCA is a non-smoking community. "Smoking" shall mean and include the inhaling, exhaling, burning, or carrying of any lighted cigarette, cigar or other tobacco product, marijuana or any other legal or illegal substance. No owner, guest, family member, tenant, resident, contractor, business invitee or visitor shall smoke cigarettes, cigars, or other tobacco products and/or any other legal or illegal substance outside within 25 feet of any window or door.
- I. Pests- each owner shall be required to take necessary measures to retard and prevent insect and vermin infestations including but not limited to wasps, bedbugs, rodents, vermin, lice, cockroaches, and spiders.

X. PENALTIES

- A. Owner Responsibility. Each owner shall be responsible for their violations and for the violations of their tenants or guests.
- B. Fines set forth below:
 - i. Warning Letter
 - ii. First Violation: \$200.00
 - iii. Second Violation: \$300.00