

Rules and Regulations for Cedar II Condominiums

Reference XIV. Covenants and Restrictions as to Use and Occupancy

1. Purpose of Property: Used as residence for a single family or such other uses permitted by the Declarations and for no other purpose.
2. Obstructions of Common Elements: There shall be no obstructions of the Common Elements nor shall anything be stored in the Common Elements without the prior consent of the Board. Owners and or their tenants are not to leave any items out in the Common Elements --- tables, chairs, toy etc.
3. Hazardous Use and Waste: Nothing done or kept in any unit or the common elements which will increase the rates of insurance, electricity or any other utility charges of the building, or contents thereof. Example: hanging a swing (tire or rope) from a tree.
4. Exterior Exposure of Building: Owners shall not cause or permit anything to be hung or displayed on the outside of the doors or placed on the outside walls of a building and no signs shall be affixed to or placed upon the exterior wall or roof or any part thereof, **with the prior consent of the board.** Example: satellite dishes, unit air conditioning systems, etc.
5. "Pets: No animals, dogs, cats, rabbits, livestock, fowl or poultry of any kind shall be raised or bred, in any unit or the common elements, but this shall not prevent Unit Owners from keeping pets for personal use. Any owner that rents out their unit is to make sure that tenants are not allowed to have a dog. Exceptions would be a service dog." Revised 2/24/2015
6. Nuisance: No noxious or offensive activity shall be carried on in any Unit or in the Common Elements. Examples: Noise of any kind after the city quiet hours of 11 pm to 7 am, --- whether that be parties, friends coming and going, playing music or just personally being loud that it affects neighbors etc.
7. Impairment of Structural Integrity of Building: Nothing shall be done in any Unit or in, on or to the Common Elements that impair the structural integrity of the building.
8. Prohibited activities and Signs: no business run from the home that would cause heavy traffic to the complex. No Real Estate Signs or for rent signs (you can display in windows or outside the fence--- not on grounds).
9. Laundry and Rubbish in Common Elements: No clothes, sheets, blankets or laundry of any kind can be hung out or exposed in the common elements. The common elements shall be kept free and clear of rubbish, debris and any other unsightly materials.
10. Lounging or storage in Common Elements: Please don't leave chairs and tables etc out in the common areas---if you are not using at that time.
11. Alterations Common Elements: You need Board approval if you want to add something to the common elements.

Other Items of interest to the complex:

Trash: Please try to get your trash in the dumpster and not outside of the dumpster. No items are to be put out in hopes that it will be picked up ---example: tables, chairs, mattress etc. If you have those to get rid of plan with Western to pick up and pay for that pick up ---- call 303-444-2037.

Recycling: We have 2 single stream bins for bottles, cans, plastic bottles, cardboard, paper etc. Cardboard boxes must be broken down---if they don't fit in bins put in dumpster. Do not put plastic bags in the recycle. Single stream does not take food.

There really isn't any storage available in the communal areas and we ask that you have items to store you do it in a neat and orderly way --- when in doubt get authorization from the board.