

NORTHFIELD VILLAGE 8-PLEX CONDOMINIUMS HOMEOWNERS  
ASSOCIATION  
RULES AND REGULATIONS  
EFFECTIVE JANUARY 1, 2023

Pursuant to the Associations' governing documents and Colorado Revised Statutes 38-33.3-302, the authority to create, adopt, enforce, amend and repeal policies, procedures, rules and regulations (hereinafter collectively referred to as a "Rule") lies with the Board of Directors of the Association. The Board may adopt certain Rules and may be necessary to facilitate the efficient operation of the Association, including clarification of ambiguous provisions in other documents. The Board has a right, but not the obligation, prior to adopting any new Rule, to conduct an informational meeting of the owners and solicit their input regarding any new or existing Rule.

**GENERAL- As these Rules benefit the residents of Northfield Village 8-Plex Condominiums, observance by all residents is essential to assure that the Community is a pleasant and desirable place to live. Protection of each Unit's value is only possible with proper management, maintenance and use of each Unit and the Common Elements.**

**The Northfield Village 8-Plex Homeowners Association is part of the City of Boulder Affordable Housing Program and all Covenants of the Homeownership Program must be followed.**

Management Company

Essential Community Management

PO Box 2293

Longmont, CO 80503

Laurie Riedeman: 720-684-7799, [laurieriedeman@outlook.com](mailto:laurieriedeman@outlook.com)

Governing Documents

Condominium Declaration of Northfield Village Eight-Plex Condominiums, recorded February 14, 2011, herein "Declarations".

The Bylaws of the Northfield Village Eight-Plex Condominium Association

Compliance

Each Owner shall comply strictly with and shall cause each of his or her Guests to comply strictly with, all the provisions of the Project Documents, as the same may be amended and supplemented from time to time.

Homeowner Registration

New Homeowners must complete the Homeowner Data Sheet and deliver it to the Property Management Company (14) days after purchase closing date.

## **2. COMMON ELEMENTS AND LIMITED ELEMENTS**

### No Obstructions

Sidewalks, entries, passages, corridors, and stairways of the Community may not be obstructed or used for any purpose other than the ingress and egress from the premises.

### Hazardous Materials

No noxious, offensive, dangerous or unsafe activity shall be carried on in any unit or the common elements, nor shall anything be done therein either willfully or negligently which is found to be an annoyance to other residents.

Nothing shall be done or kept, without prior approval of the Board of Directors, that will increase the rate of insurance or that will cause insurance on the property to be cancelled.

### Signs

No sign, advertisement or notice shall be ascribed, painted or affixed on any part of the inside or outside of any building.

### Smoking

There shall be no smoking in common areas within any buildings or outdoors within twenty five feet of any building.

### Use and Occupancy

The existence or operation of a business is not reasonably detectable from the outside of the unit by sight, sound, smell or otherwise, or by the existence of signs indicating that a business is being conducted.

The business does not result in an undue volume of traffic or parking within the Community, which determination shall be made by the Board of Directors in its sole discretion for time to time.

### Installation on Common Elements (Declarations 6.18)

there shall be no installations, equipment systems, devices or other items affixed to or installed on the common elements or limited common elements without the approval of the Board, which may be granted or refused in its sole discretion.

## **3. NOISE**

Quiet hours are from 10:00pm-7:00am.

No person shall disturb the occupants of other units by use of any radio, sound equipment or musical instrument or by the making of loud or improper noises.

No events shall be conducted on the grounds of the community without the prior approval of the Board of Directors.

The Board may regulate and control the type, loudness, manner of fixation, insulation and other aspects of sound generating equipment, including stereos, televisions, and other devices to control the extent of sound transmissions.

#### **4. ANIMAL REGULATIONS**

##### Pets within the Community

Only domestic animals are permitted on the property. An owner may have the total of two (2) pets which shall not include more than one dog in a unit. Dogs are restricted to approximately 25 pounds.

No animal of any kind shall be permitted which is determined by the Association to make an unreasonable amount of noise or odor, to be offensive or hazardous, or to be a nuisance.

All household pets shall be controlled by their owners and shall not be allowed out of such owner's unit except when properly leashed and accompanied by the pet owner or her/his representative, who shall be responsible for collecting and properly disposing of any animal waste immediately. No loose pet waste may be put into the trash can or dumpster (e.g. must be bagged).

Each owner shall be financially responsible and liable for any injury or damage caused by any household pet that lives in her/his unit or is brought into the unit or onto the property by residents of the unit or their visitors.

#### **5. PATIOS, DECKS & PORCHES**

Each patio and/or balcony shall be kept in a clean, and neat condition. Balconies shall not be used for miscellaneous storage (e.g., mattresses, boxes, etc.).

Only acceptable patio style furniture shall be kept on the patios and/or balconies (e.g. no couches, desks, or other types of common household furniture).

Charcoal grills are NOT permitted. Residents who use barbecue equipment on the balconies shall be responsible for damage to the property, or to units owned by others, caused by such use.

Any modifications, additions and/or changes to the patios and/or balconies must be approved by the Board of Directors.

#### **6. ALTERATIONS TO UNITS**

##### Interior Floors and Floor Coverings (Declarations 6.19)

there shall be no changes to affixed floor coverings in Units without the approval of the Board of Directors. Any change may be granted or refused in the discretion of the Board of Directors.

#### **7. PARKING**

Vehicular Parking Storage and Maintenance

No house trailer, camping trailer, horse trailer, camper, camper shell, boat trailer, hauling or other trailer, ATV, snowmobile, boat or boat accessories, truck with a rated load capacity of more than two (2) tons, recreational vehicle or equipment, motor home, mobile home or other similar vehicle or equipment may be parked or stored anywhere within the community unless they are being actively loaded or unloaded and only as approved by the Board of Directors.

No wrecked, abandoned, inoperable, or unlicensed vehicles of any kind shall be stored or parked within the community.

Parking is **ONLY** allowed in lined spaces. No parking will be permitted in alley.

The Board of Directors shall have the right to remove a vehicle in violation.

**8. PAYMENTS AND ASSESSMENTS OF FEES**

Dues

Monthly assessments are due on the first day of each month and are delinquent if not paid in full by the 15<sup>th</sup> of the month.

Late Fees

The association shall impose monthly a \$50.00 late charge for each Owner who fails to timely pay his/her monthly assessment.

**9.0 ENFORCEMENT, VIOLATIONS AND FINES**

**Power**

The Board of Directors shall have the power and duty to hear and make decisions regarding violations and written complaints filed with the Board and impose fines or other sanctions.

**Fine Schedule for Violations that do not Threaten Public Safety or Health.**

The following fine schedule has been adopted for all covenant violations that do not threaten public safety or health:

Warning Letter:	Warning Letter Up to ten (10) days to cure No fine
First Notice of Violation (of same covenant or rule):	\$50.00 Thirty (30) days to cure
Second Notice of Violation (of same covenant or rule):	\$100.00 Thirty (30) days to cure
Third Notice of Violation (of same covenant or rule):	\$350.00 Up to seven (7) days to cure