

# Colony Meadows II HOA



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## General Regulations

### Intent and Purpose

The purpose of these regulations is to:

- promote the safety and welfare of neighborhood residents and their guests
- protect property values
- protect landscaped areas
- encourage equitable use of shared driveways, parking tracts, and trail easements

### Enforcement

These regulations shall be enforced according to the Declaration of Covenants, Conditions, and Restrictions and the adopted Bylaws of the Colony Meadows II Subdivision Homeowners Association.

The Board of Directors (Board) may assess fines in the amount of \$50.00 for each violation of these regulations, not to exceed \$50.00 per violation per week; however, the Board may assess greater fines for parking or driving within landscaped areas as discussed below.

In addition to fines, the Board may remedy violations by any reasonable means necessary and assess the cost to the responsible homeowner.

Fines shall be assessed and collected according to the adopted Colony Meadows II Homeowners Association Dues Collection Policy and Procedure.

### Landscape Areas (Tracts G, H, I, J & Trail Easement)

Landscaped areas are intended to provide open space and visually enhance the neighborhood.

*Under no circumstances shall any vehicle park within or drive through such landscaped tracts or trail easements*

The storage or placement of any items within any landscaped tract is prohibited.

Any violation of this regulation shall result in a \$100.00 fine for each occurrence. In addition to such fines, the homeowner(s) shall be charged for costs of repairs to damaged irrigation lines, groundcover, vegetation, or any other damaged items.

Homeowners shall be responsible for such violations or damages caused by their guests.

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## **Shared Driveways (Tracts A, B, E, F, K, L, M, N, Q)**

Shared driveways are intended to provide vehicular access between private properties and the public street system.

Vehicles parked within shared driveways shall not block or inhibit access between individual properties and the public street system.

All vehicles parked within shared driveways shall be legally licensed and registered to operate within the public street system of the State of Colorado. Such vehicles shall be in operable condition and shall not be parked for longer than (7) consecutive days in any shared driveway tract.

Large vehicles that exceed a 12,000 lb GVWR shall not be parked within shared driveway tracts.

The storage or placement of any other items within any shared driveway tract is prohibited.

Homeowners shall be responsible for such violations caused by their guests.

## **Shared Parking (Tracts C, D, O, P)**

Shared parking tracts are intended to provide *daily* parking for neighborhood residents and their guests. Such tracts are not intended to provide *long term* parking for any type of vehicle.

All vehicles parked within shared parking tracts shall be legally licensed and registered to operate within the public street system of the State of Colorado. Such vehicles shall be in operable condition and shall not be parked for longer than (7) consecutive days in any shared parking tract.

Large vehicles that exceed a 12,000 lb GVWR, other than emergency vehicles allowed by Colorado Statute, shall not be parked within shared parking tracts.

The storage or placement of any other items within any shared parking tract is prohibited.

Homeowners shall be responsible for such violations caused by their guests.

## **On-Street Parking**

Vehicles parked within the public street system shall not be parked upon sidewalks or in a way that inhibits pedestrian access.

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## **Weeds**

Weeds are defined as unwanted plants that grow rampantly through other plantings, competing for food, water and light; and/or a plant species that has been designated by state or national agricultural authorities as a plant that is injurious to agricultural and/or horticultural crops and/or humans and livestock.

Weeds shall be removed and/or not allowed to grow taller than 10" in height upon any property.

Property owners are responsible for removing weeds within public rights-of-way & street areas immediately adjacent to their property.

## **Irrigation**

The irrigation system shall not be tampered with or adjusted without permission from the Board or the assigned management company.

HOA members shall not consume irrigation water outside of the official posted irrigation schedule. Assigned irrigation water use times may be changed by the Board or assigned management company.

## **Trash/Outdoor Storage**

Trash, vehicle parts, junk vehicles, and other such items shall not be stored within the front setback area of any property or within view of the public street system.

A "junk vehicle" is any vehicle which appears to be inoperable by any of the following factors:

1. missing wheels or tires
2. missing mechanical, body, or other parts
3. not legally licensed and registered to operate within the public street system of the State of Colorado
4. Any vehicle included in items 1-3 above which has not moved for a period of 3 months

Trash cans/receptacles shall not be stored within the front setback area of any property or within view of the public street system and shall be brought in from the street or shared driveway within (1) day of pickup.

Other items shall be stored in an organized manner or screened from view.

## **Animals/Pets**

Pets shall not be allowed to deposit waste, create disturbances, make noise for extended periods of time, or trespass upon another homeowner's property.

Homeowners shall be responsible for any pet in their care or any pet in the care of their guest.

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## Noise/Nuisances

Any activity or noise that excessively disrupts/disturbs the general peace and welfare of the neighborhood shall not be permitted.

Homeowners are responsible for their guests.

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HOA Board President

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Date