

Wolf Creek Owners' Association Rules and Regulations

The Wolf Creek Association is a covenant controlled community. The Bylaws define the Boards ability to adopt Rules and Regulations for the Association. The purpose of the Rules and Regulations is to ensure homeowner compliance in order to maintain a safe, well maintained, attractive community for all the residents of Wolf Creek. Governing documents can be found at: <http://wolfcreekoa.org>

Violations of the Rules and Regulations or other governing documents may result in fines being imposed upon the owner of the property pursuant to the Enforcement Policy, the Rules and Regulations all other governing documents. The Association's governing documents apply to all occupants of and guests at Wolf Creek. City, State and Federal laws apply to all occupants of and guests at Wolf Creek. Owners are responsible for expenses incurred due to violations, including repairs, legal fees and related collection cost. Owners of leased properties are responsible for providing all applicable governing documents to tenants and ensuring that tenants comply. Owners who fail to pay violation fines, which are due immediately, will be subject to the Collection Policy.

COVENANT ENFORCEMENT POLICY FINE SCHEDULE

First Offense	Courtesy Letter	Owner has 14 days from date of the letter to comply: After 14 days the violation is upgraded to a second offense.
Second Offense Same Violation	Continued Violation Letter \$25.00 Fine	The Owner has 14 days from the date of the letter to respond in one of the 3 acceptable options below : <ol style="list-style-type: none"> 1) Correct the violation 2) Dispute the violation in writing 3) Request a hearing in writing <p>If the Owner fails to perform one of the three listed responses within the 14 days they may be fined \$25.00. The violation is upgraded to the next offense. The owner has 30 days to correct the violation from date of the first fine.</p>
Third Offense Same Violation	\$50.00 Fine	The Owner 30 days to correct the violation. If the violation is not corrected, a \$50.00 fine will be charged to the owner. The violation is upgraded to a fourth offense. The Owner will again have 30 days to correct the violation.
Fourth Offense Same Violation	\$100.00 Fine	The Owner has 30 days to correct the violation. If the violation is not corrected, a \$100.00 fine will be charged to the owner. The violation is upgraded to a fifth offense. The Owner will again have 30 days to correct the violation.
Fifth Offense Same Violation	\$200.00 Fine	The Owner has 30 days to correct the violation. If the violation is not corrected, a \$200.00 fine will be charged to the owner. The next notice will inform the owner that they have 30 days to correct the violation or be fined \$200.00 every 30 days thereafter until the violation in corrected. Reoccurrence of the same violation within twelve months of the first letter will result in the fine process being reinstated from where it left off.

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Unapproved Modification Fines: Changes or additions made to the exterior of the property or other structures including but not limited to, fencing, patios, decks, sheds, concrete/stone work, driveways, antennas, satellite dish, window devices, solar or other energy efficient apparatus or landscaping features that are modified or added without prior approval of the Review Committee and/or the Board of Directors will be automatically fined a minimum of \$100.00 and up to \$500.00 based on the severity of the violation and at the discretion of the Board. The homeowner will still be required to submit a modification form for approval of the modification and may be subject to the Enforcement Policy for failure to cooperate.

The Board may also assess standard Enforcement Policy fines for failure to cooperate and provide requested documents and/or to correct the modification to meet the Design Guidelines and stipulations as determined by the Committee or Board. This may include the remove of the modification or changes to the modification to meet the design guidelines, city requirements and/or the Board of Directors defined stipulations. These stipulations may include temporary approval with the right to require removal of the modification at a future date. Waiving of any fine will not be taken under consideration by the Board unless the violation is deemed fully corrected including providing requested documentation and the modification remains corrected. Please request prior approval f modifications to avoid fines. The hearing timeline applies.

The modification form that must be submitted for pre-approval can be found at <http://wolfcreekoa.org> under the forms tab along with pre-approved roofing, siding and trim paint colors. Information not provided with the modification form will cause the review process to be delayed.

PROPERTY MAINTENANCE

Homeowners shall maintain the exterior of their home including all structures, owner fencing, patios and landscaped areas. Deferred maintenance resulting in visible deterioration of such is a violation. The property must be kept in a clean, safe and attractive condition. No left over landscaping or construction materials, car parts, toxic waste, discarded household items, interior furniture, signs or discarded items including, but not limited to broken patio furniture, old grills, discarded toys and bikes or debris of any nature shall be stored in any front, back or side yards including driveways, porches, on or under decks. Front porches are not to be used for cooking or for storage of grills. Interior furniture may not be used on the porch.

SIGNS

No advertising or business signs of any nature shall be erected or maintained on any part of the Community. One standard real estate "For Sale" sign or "For Rent" sign may be displayed on the property when applicable. Political signs must not exceed 36 x 48 inches and have time limitations per Colorado SB -89.

PETS

No animals, shall be raised, bred or boarded for commercial purposes within Wolf Creek. Nor shall pets be kept in such number or in such manner as to create a nuisance or inconvenience to any of the residents of Wolf Creek. Dogs must be on a leash and be under strict control of the owner when not in a fenced yard. Pet owners are responsible to clean up all pet waste immediately. Owners will be held responsible for any damage caused by their pets. Barking issues are a violation of the city of Longmont ordinances. **Refer to City of Longmont Ordinances.**

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CONDITIONAL BACKYARD CHICKENS

Conditional approval may be given for the installation of a single chicken coop to house a maximum of 4 hens and no roosters. Prior to obtaining the hens or coop, the owner must first provide a completed and signed modification form along with a copy of the city of Longmont permit, to the management company for Board review. The coop may not exceed 6' in height, must be a reasonable design constructed of appropriate materials and finished in natural wood tones or painted to match the house. The coop must be continually maintained and may not be located next to a fence or in such a manner as to attract other animals. No free-range hens, they are to be restricted to the coop and the enclosed/covered run. Failure to maintain in a safe, clean manner; to comply with city of Longmont regulations and association rules; or upon receipt of complaints the Board in its discretion may withdraw the approval at which point the hens and the coop must be removed from the property within 14 days of the date of the notice. The Enforcement Policy applies.

NUISANCES

No noxious or offensive activity or behavior shall be carried on within the Wolf Creek Community. No activity shall be conducted in any part of the community which is unsafe, unsightly or hazardous to any person or pet. Noise should not be so loud as to disturb neighbors. All odorous debris shall be regularly removed and shall not be allowed to accumulate on any property. Trash carts should be cleaned out to prevent noxious odors from being emitted. Trash carts must be stored behind the fence the same day as trash pickup. Any fire pits or chimineas of any type must not violate city or state burning ordinances or create a safety or health hazard. Fires and fireworks are not allowed in common areas. The common areas may not be used for storage or driven on at any time. Owners and their guests using the common areas will be responsible for any damage to common elements. Sports teams must provide a Certificate of Insurance to the management company before using Wolf Creek property for practice or games. Trees and shrubs should be trimmed back to not overhang onto neighboring property or sidewalks.

VEHICLE PARKING, STORAGE and MAINTENANCE

No trailers of any type, campers or accessories, boats, self-contained recreational vehicle or other recreational equipment of any type may be parked or stored within the community except within the garage. Loading of such vehicles or temporary parking may not exceed 72 hours per the city of Longmont ordinance. Street parking is regulated by the city of Longmont. No abandoned, unlicensed, oversized commercial or inoperable vehicles of any kind shall be stored or parked within the community except within a garage. Vehicle maintenance may be not conducted in the driveway or on the street. No toxic chemicals including but not limited to motor oil, brake fluids and gasoline are not allowed to stain or accumulate on any driveway, sidewalk or street. Residents are encouraged to keep the garage doors closed except when in use. Vehicles may not park within 5 feet of a driveway or on the sidewalks. **Refer to City of Longmont Ordinances.**

MODIFICATIONS

No owner shall make any structural addition or modification to the exterior of their property without the express written consent of the Architectural Review Committee and or the Board of Directors prior to start of the modification. This includes but is not limited to fencing, sheds, patios, landscaping, roofing, satellite dish, cables, antenna's, energy related apparatus and exterior paint or stain colors. Play structures which are cemented in ground as a permanent structure require pre-approval. Dish satellites are not to be attached to the front of the home or in obvious sight from the street unless required for reception. The following must be from a pre-approved color selections; new roofs, trim paint and siding. Approved colors are posted on the web site. Owners making modifications which are not pre-approved by will be subject to fines. **See Unapproved Modification Fines.** All city permits must be obtained and easements honored. No modifications are allowed to be made to association common elements.