

RULES AND REGULATIONS FOR SONOMA VILLAGE AT UTE CREEK

- 1) Unit Boundaries: unfinished surfaces of planes on each side; e.g., owner responsible for interior door/window/walls, HOA responsible for outside door/window/walls. Exclusions would be individual AC units and cables which are owners' responsibility. Chutes, pipes, ducts, etc., that are unit specific but are partially inside and partially outside the walls are owners' responsibility. (Covenants, Section 4.4)
- 2) A unit owner may delegate the right to enjoy the common area to members of their family, tenants, or guests. (Covenants, Section 4.9)
- 3) Units shall not be used for any purpose other than residential. No commercial use is allowed at any time. (Covenants, Section 6.1)
- 4) No bicycles, kayaks, sport or recreational equipment, trash, litter, junk boxes, containers, bottles, cans, implements, machinery, lumber or other building materials shall be permitted if they can be seen from any other unit or the golf course. (Covenants, Section 6.3)
- 5) Owners may keep up to two domestic animals. They are fully liable for any actions or damages caused by the animals. This includes picking up after the dog. No household pets are allowed to run at large within the Community. Dogs are to be on a leash at all times when outside the Unit and cats shall not be permitted outside a Unit, except when being transported in a pet carrier to a location outside of the Community. (Covenants, Section 6.4, amended)
- 6) No individual antennae, satellite, etc., serving one unit owner, shall be erected in the Common area. Individual satellite dishes may be attached to the individual patios as long as they do not obstruct the view of the other owners. (Covenants, Section 6.5) If a group of owners in a building wish to erect/install a common satellite dish, they may do so, as approved by the Board in 2011, by sharing the installation cost of the satellite dish with all interested unit owners
- 7) Excessive noise or activity is not allowed if it is continuous and causes unreasonable annoyance to other owners. (Covenants, Section 6/6)
- 8) Parking in undesignated areas is on a "first come, first served" basis, provided that no owner shall park more than one vehicle in these spaces. Oversized vehicles, commercial vehicles, trailers, etc. may park temporarily in the community, but not overnight. Inoperable or abandoned vehicles must be inside the owners garage. No repair or servicing of a vehicle is allowed outside the garage. Keep the garage door closed as frequently as possible for both safety and appearance. (Covenants, Section 6.7)
- 9) No fireworks or open fires are allowed in the community. (Covenants, Section 6/11)
- 10) No signs should be displayed on the common area unless approved by the Board. For sale signs may be placed outside the unit on common ground IF THE SIGN COULD NOT BE SEEN FROM THE STREET IF PLACED ON THE PATIO OR A WINDOW. (Covenants, Section 6/14)
- 11) All second floor units must get approval from the HOA board to install anything other than carpeting on the floors. Those directly above a first floor unit will need to purchase an "attached" flooring, with cork padding of no less than 1/8" in depth. The IIC rating needs to be 65 or more. Stairs adjacent to other unit's walls need to have carpeting.
- 12) Trash cans must be put back in garages the night the trash is picked up. (Board decision, Jan 2009)
- 13) Screen doors are to be black, nichol, almond, or bronze color and approved by the Board in a design request. (Minutes, 2009)
- 14) No outdoor cooking devices, e.g., charcoal grills, chimineas, gas grills with propane tanks larger than 2.5 lbs, and open fire pits, are allowed on the unit patios. Gas grills with larger propane tanks need to be used in the driveways only, away from the garages. Per City of Longmont Fire Department Code, must be 10 feet or more from combustible construction, ie buildings.
- 15) Straight awnings may be installed on individual patios with a design request. Colors must complement the building.
- 16) Unit owners have a right to lease their units, but not for periods less than 30 days. Terms for leasing are subject to the terms of the Declaration of Covenants.

These are just some of the covenants listed in the documents. For more explanation or complete coverage, please read the Covenant document.