

THRAEMOOR IN THE PARK HOA

RULES AND REGULATIONS

The Board of Directors anticipates the willing cooperation of homeowners in maintaining the community safety and the peaceable enjoyment of all residents. The following rules and regulations delineate and clarify Article Ten of the Declarations of Covenants of Thraemoor in the Park to provide for easier compliance.

PARKING AND VEHICLES

On street parking is prohibited in the community. Parking on the street may hinder or restrict entrance to residential driveways or the access of emergency vehicles. This includes areas directly across from residential driveways.

No vehicle is permitted to park in areas that impede the normal flow of traffic or right of way.

All motor vehicles shall adhere to the posted speed limit and parking signs.

Vehicles displaying any type of commercial advertising, lettering or decals are not to be parked in the community unless parked wholly within garages. Please note, tarps and/or magnets are not a solution to this rule and will not be accepted.

The garages and driveways of each residential unit are the primary parking spaces for the occupants of that unit. There are four (4) parking spaces per residential unit in Thraemoor in the Park. All of these spaces are to be used by the occupants of the unit before additional overflow/guest parking spaces are used.

All residents are responsible for notifying their guests of the association parking regulations.

The areas at the blind ends of the paved streets in several locations of the complex where NO PARKING signs are posted are to be kept clear AT ALL TIMES for the purpose of access, ingress and egress for emergency vehicles per local codes.

All unauthorized or improperly parked vehicles will be towed and impounded at vehicle owner's expense as posted at the entrance of the community.

EMERGENCY VEHICLE --CCIOA (38-33-106.5)(1)(d)

The association will allow the parking of a motor vehicle that is used by a resident of the community as a condition of their employment as an emergency responder. The resident who is an emergency responder must provide documentation to the Board that they are a bona fide member of a volunteer fire department or is employed by a primary provider of emergency, fire fighting, law enforcement, ambulance or other emergency medical services. The vehicle in question must bear an official emblem

or other vehicle designation of the emergency organization and the resident must attempt at all times to follow the above parking regulations.

VEHICLE STORAGE AND MAINTENANCE

Any vehicle that has not been moved from an overflow/guest parking space for a period of fourteen (14) days will be considered in extended storage. Periodic movement of the vehicle, under its own propulsion or by other means for the purpose of circumventing this time frame will not exempt a vehicle from this definition of extended storage. Residents on vacation must leave their vehicles in one of the primary parking spaces of the unit in which they live (garage or driveway).

Only minor maintenance of vehicles is allowed (oil, battery, fuse, bulb, wheel and tire changes, refilling of windshield, brake, coolant or steering fluids) and must be done within the confines of the garage and may NOT be done on the driveways, streets or overflow/guest parking areas with the exception that residents may wash their personal vehicles on the driveways. No unattended vehicle shall be suspended off the ground on blocks or supports of any kind, for either maintenance or storage, on driveways, streets or overflow/guest parking areas.

SATELLITE DISH/ANTENNA INSTALLATION

The FCC's Rule on Satellite Dishes and Other Antennas (satellite dish) as it applies to the owner's property prohibits restrictions that causes unreasonable delays in the installation or use, increases the cost of installation, or limits the reception quality of the signal of the satellite dish. The FCC's Rule allows the association to adopt: 1. location preferences which apply to all future installations of satellite dishes and 2. Rules and regulations that address maintenance of the satellite dishes which apply to both previously installed satellite dishes as well as all future installations. Under this rule, even though associations cannot require an owner or tenant to submit an approval request form, the association can require a notification form.

Location Preferences in order of preference:

- 1) Inside the townhome; or
- 2) On the back of the townhome as close to the eave as possible; or
- 3) On the side of the townhome as close to the eave as possible; or
- 4) On a tripod; or
- 5) On the roof; or **Least preferred**
- 6) On the deck **Least preferred**

If an acceptable quality signal can be obtained from one of the first 4 location preferences, the Association prefers that satellite dishes are not placed on the roof or the deck.

Guidelines—Restrictions and requirements:

- 1) It will not be larger than one meter (39 inches) in diameter.
- 2) It will be installed in the least visible location and in such a manner as to blend with the surroundings.
- 3) The cables and wires will be secured in an inconspicuous manner.
- 4) The color and finish of the dish will result in minimum visibility.

Maintenance of satellite dishes:

The owner assumes all liability for any personal injury, property damage or voiding of any warranties that may occur due to the installation or removal of any satellite dish or antenna. The owner is responsible for the repair due to damage to the structure resulting from the installation, removal thereof, or damage by any other means.

SIDEWALK/DRIVEWAY SPORTS

Portable basketball hoops are permitted but they must be moved indoors or into a garage when not in use. Further, the portable hoops must not be placed in such a way that damage to residential property occurs. Residents should be aware that the noise of repetitive dribbling and/or backboard slamming could be considered a nuisance (see Nuisances)

USE OF COMMON AREA

Residents must adhere to Thraemoor in the Park Declarations #10.4 which also includes other obstructions such as flowerpots or patio furniture. This is to ensure access for community maintenance and emergency providers.

SIGNS

Residents are to adhere to Thraemoor in the Park Declarations #10.7. In addition, signs advertising a vehicle for sale may be posted inside the vehicle, which must be parked in one of the primary parking spaces per residential unit.

TRASH

On our designated trash day, residents must put out their trash in secure, appropriate trash containers and/or heavy duty bags and/or secure, closed cardboard boxes. This should be done in such a manner that wild and/or domestic animals and/or birds and/or wind do not disturb the trash.

SMOKING

Smoking is NOT permitted in the mail kiosk area or the park. Discarding of any tobacco products off of porches, balconies (decks), patios or driveways is prohibited but smoking IS allowed on porches, balconies (decks), patios and driveways. Used smoking products are to be disposed of properly in a manner similar to solid pet waste (see below).

LIGHTS

Each residential unit has one exterior light on a post that is near the front entrance sidewalk or steps. These lights are maintained by the community (including light bulbs) and are to be left **ON** during hours of darkness for security. Some have light sensors and automatically will be off during the day. Others have interior switches and these must be switched on during hours of darkness.

SOLICITATION

Solicitation within Thraemoor in the Park is prohibited. This includes flyers, handbills and/or door to door representatives and/or sales, peddlers, and/or their agents.

WINDOW COVERINGS

Residents are to adhere to Thraemoor in the Park Declarations #10.12.

PATIOS AND DECKS

Residents are to adhere to Thraemoor in the Park Declarations #10.13. In addition, household items including but not limited to garments, rugs, towels and bedding are NOT to be hung on the permanent railings. It IS permitted to use a drying rack within the confines of the patio/deck and/or railings.

FLAGS

Residents are permitted to display the United States of America and/or Colorado state flags without approval of the association with the following provisions:

All United States of America flags shall be properly cared for, displayed and respected as indicated in the most current version of the United States Code Title 36 chapter 10.

The United States of America flag, no larger than three (3) feet by five (5) feet, may be properly displayed on an angle mounted flag pole no longer than six (6) feet attached next to the front door or the garage door on the frame/trim or on the post of a porch.

The United States of America flag should be placed at the peak of the angle mounted flagpole unless the flag is being flown at half-staff and should not touch the ground. The flag may also be displayed on the INTERIOR side of any front window and must fit fully within the window frame with the union (stars) displayed in the upper left corner (from the street view).

One Military Service Flag may be displayed with the United States of America flag but it must be displayed on the INTERIOR side of a window or door pane and must fit fully within the window or door frame and can be no larger than twelve (12) by eighteen (18) inches.

SEASONAL FLAGS AND DECORATIONS

Seasonal flags and decorations may be displayed for a period of thirty (30) days prior to a holiday and no later than seven (7) days after a holiday, weather permitting.

Residents are advised to also refer to the Thraemoor in the Park Declarations regarding all sign, flags and decorations.

PETS

Pet owners and residents are advised to understand and adhere to Thraemoor in the Park Declarations #10.3. Residents and guests are to clean up after their pets AT ALL TIMES. Pets fall under the City of Lakewood animal control regulations, including dog licensing and all other pet issues.

HOME-BASED BUSINESSES

Thraemoor in the Park advises any resident operating a home based business to adhere to ALL City of Lakewood and Jefferson County regulations regarding home based businesses and ALL Thraemoor in the Park Declarations and Regulations.

FLOOD PLAIN DRAINAGE AND RETENTION PONDS

The flood plain/retention pond areas are not to be utilized for any recreational or other activity.

NUISANCES

Residents are advised to refer to the Thraemoor in the Park Declarations 10.11. From time to time a situation may arise that is considered by a resident or a group of residents to be a nuisance. Examples of this may include noise, barking or intimidating dogs or messes under bird feeders. Nuisances could interfere with the health, comfort, safety and general well being of any or all residents our community. The Board will address nuisance issues as they deem fit.

The reporting of violations to the above are to be written, signed and mailed or submitted online to the property management company. Violations will be addressed according to the Thraemoor in the Park Covenant and Rule Enforcement Policy.