

# RULES AND REGULATIONS OF LARIMER VILLAGE CONDO ASSOCIATION

Pursuant to Article IV, Section 4.18 of the Restrictive Covenants of Larimer Village, the following are Rules that were duly adopted by the Board of Directors at their meeting on November 27, 2023. These Rules shall apply to all residents, renters and guests of Larimer Village Condominium Association.

## **Association Fees:**

1. Effective January 1<sup>st</sup> 2024 monthly maintenance will be \$240.00 per month. This amount will include both a monthly maintenance fee of \$205.00 and a special assessment fee of \$35.00 to pay for a capital improvement project.
2. Maintenance fees are due the 1<sup>st</sup> of each month.
3. In the event a Unit Owner, or resident, fails to pay any association fee by the 10th day of each month, the Board may assess a Fifteen Dollar (\$15.00) late fee upon such the unit.
4. Any late penalty shall be due with monthly or yearly fee.

## **Pets:**

1. No pet is to be tethered outside unattended or allowed to roam freely on common ground.
2. Each resident shall clean up and dispose of any refuse attributable to such resident's pet, or pet of guest of the resident. Any resident that fails to do so, shall be notified in writing and must clean up such refuse within three (3) days of receipt of such written notice. In the event that the resident fails to clean up such pet's refuse within the above time, the Board of Directors, or duly appointed agent of the Board (such as property management), shall assess a thirty dollar (\$30.00) fine against the resident to be paid within thirty (30) days.

## **Newspaper Boxes:**

1. Mail boxes are maintained by the association in accordance with U.S. Postal regulations. If the residents wish to supply his own style mail box they must be installed on the post provided and be approved by the on-site manager.
2. No extra newspaper boxes shall be added to the mail box post for any unit.

## **Garage Sales:**

1. Individual garage sales of any kind are prohibited.
2. Neighborhood garages sales may be permitted with a majority vote of the owners.

**External Antenna:**

1. No outdoor antenna shall be permitted on any Unit or in any location on the Common Areas or Limited Common Areas of the Property.
2. Satellite dishes are permitted but require board approval with respect to the size and placement of the dish prior to installation. Satellite dishes are to be placed in the Limited Common Area around the Unit as approved by the on-site manager. Please provide a 24 hour notice of installation.
3. Large satellite dishes are prohibited.

**Signs:**

1. No "For Sale", "For Rent", other solicitation or advertising yard signs or window display shall be maintained or permitted on the Premises.\* "For Sale" or "For Rent" signs with the street and house number are permitted in the lawn area at the entrance of Larimer Village. Such signs shall be placed near the intersection of State Road 119 and the entrance of Larimer Village.
2. \*As mandated by Federal and State Law residents are allowed to display political signs one month prior to any federal or state election. These signs must be removed one day after the election. Please post these signs in areas not to interfere with property maintenance (do not post in a grass area).

**Exterior Appearance:**

1. No clothes, sheets, blankets or laundry of any kind, or other similar articles, shall be hung out on any portion of the Unit exterior.
2. The premises shall be kept free and clear of all rubbish, debris and other unsightly materials
3. All seasonal (clean-up) rubbish shall be deposited in such areas and receptacles as designated by the Board.
4. All trash and recycle containers shall be stored in the unit garage not the rear or front of the unit. Please remove containers from the street within 24 hours of pick-up.

5. Each resident shall keep his patio or deck neat, clean and free of debris.
6. Each resident may use the Limited Common Area around his Unit to plant flowers or plants (no gardens) according to the resident's choosing. Bird feeders, birdbaths, windsocks, or flagpoles are permitted if kept in the Limited Common Areas.
7. Seasonal decorations and lighting is allowed provided it is done in good taste and during the appropriate holiday season.

**8. Exterior Equipment:**

1. No swing sets, sandboxes, recreational toys, clothes lines or equipment shall be permitted in the Common or Limited Common areas.
2. Permanent barbeque pits, fire pits or other such items may not be constructed in the Common or Limited Common areas. All grills, smokers, fire pits are other such equipment shall be limited to the units deck or patio.
3. The premises shall be kept free and clear of all rubbish, debris and other unsightly materials

**Parking: As a part of the city we are required to establish parking regulations that at minimum meet the Goshen City ordinances and codes. The association can expand those regulations to meet the needs of the community and the residents.**

1. City Code 4.4.2.1 It shall be unlawful to park a vehicle over any part of the sidewalk that is parallel to the public street.
2. City Code 4.4.1.1 No vehicle shall be parked in a street in the opposite direction of traffic.
3. City Code 4.4.1.11 No person shall park a vehicle upon any street for a period of time longer than 72 hours.
4. City Code 4.4.2.1 It shall be unlawful to park a vehicle in a front yard or side yard.
5. City Ordinances prohibit parking of a recreational vehicle, vehicle w/trailer, bus or any vehicle over one ton on a city street for an extended amount of time. (8 hours).
6. No recreational vehicles (i.e; boats, campers, motor homes, etc.) or other vehicles of any description other than vehicles no larger than a full size passenger van shall be permitted to be parked in unit driveway for an extended amount of time. (8 hours). After such time, the resident should cause the vehicle to be moved from the Unit's driveway to the east end of the parking area at Black Squirrel Golf Course.\*\*

7. No repair work shall be done on any vehicle parked outside the Unit's garage.
8. Guest parking is permitted in the street if the resident's driveway is full. Such short term parking in the street should not exceed the city maximum of seventy two (72) hours. The vehicle should then be moved to the east end of the parking area at Black Squirrel Golf Course.\*\*
9. Any vehicle that does not fit in the Unit's garage may be parked in such Unit's driveway. Please limit to no more than two (2) vehicles.
10. Please note that if vehicles are parked in driveways during snow accumulations it will be difficult for crews to remove the snow. Also please limit parking vehicles on the street during these times so the city can plow the streets for the convenience of all residents.

*\*\* The Black Squirrel parking lot is not owned by the association. The owners have kindly agreed to allow us to use the east end for our overflow parking however if a vehicle is going to be left there over 24 hours please contact them at 533-1828. PLEASE DO NOT ABUSE THIS AND LIMIT THE USE AND TIME OF USE!!*

**Note: All new residents (owners and renters) are required to schedule an Association orientation meeting with the On-Site Manager and a Board Member to review these rules and regulations. All Unit Owners automatically become voting members of the Homeowners Association. The Association is managed by an elected Board.**

