

HAMLET GOOD NEIGHBOR TIDBITS FOR OWNERS AND RENTERS

Welcome to the Hamlet at Fountain Greens. We hope you enjoy yourself in our neighborhood as much as your neighbors and the Board of Directors have.

As we are a physically close community, consideration for our neighbors is important. The Board of Directors has adopted these rules through policies and governing documents, (Declaration and Bylaws,) of the Hamlet at Fountain Greens Association, Inc., by which all occupants must abide.

If you have any questions, please review these documents yourself for clarification. Pertinent documents can be reviewed on our website at www.hpmgj.com. Of course, if you have any questions, please do not hesitate to contact one of the Board Members whose contact information is also on the website.

1. ARCHITECTURAL CONTROL ITEMS (Declaration Article 13):

- a. Regarding exterior alterations, no additions are allowed.
 - i. No alterations or additions are allowed to the exterior of the building or common areas without formal approval by the **Architectural Control Committee (ACC)**. Per the Declaration, exterior alterations submitted in duplicate to the ACC and which meet the criteria in the governing documents, typically are approved by the ACC. Examples include the following: Exterior Storm Doors, Solar Sun Screening, Porch/Patio Fencing, Skylights, Gutter Heat Strips and Exterior Lighting. See the Architectural Request form and Policy on www.hpmgj.com
 - ii. It is important to remember that ANY exterior changes fall under the jurisdiction of the ACC. This includes changes to landscape, such as alterations to bushes or shrubs, trees, stepping stones, application of insecticides, etc. For additional clarification, please refer to the Architectural Request Forms and Policy www.hpmgj.com
- b. Satellite dish installation
 - i. The ACC recommends placing the Satellite dish in the most inconspicuous location possible with the connecting cable concealed and attach to the building in one of these locations in order of preference:
 1. On a roofline fascia board
 2. On the roof at the roof edge over the eave with connecting cable concealed.
 - ii. The ACC prefers you contact them prior to securing a satellite dish to your unit as the owner is responsible for damages to structure as well as removal and reinstallation to accommodate routine maintenance such as painting and roofing.
- c. Owner caused damages Note: damage done by or at owners request to association maintained building elements (roof and siding) will be owners responsibility and charged accordingly (Declaration 7.10)

2. Renters, occupants, and all owners must have read these "Tidbits". Any questions remaining after a review of the governing documents on the Association's website may be directed to either the HOA Office - HOA Management (Heritage Property Management) 2650 North Ave, #116, Grand Junction, CO 81501 or to a Board Member. Owners will be responsible for providing this document to their lessees.
3. Unreasonably loud noise outside a unit's wall is too loud and violates the Restriction (First Amended Declaration of Covenants, conditions, Restrictions and Easements for Hamlet at Fountain Greens, 7.7, on Association website noted above.)
4. No animals, livestock, birds, poultry, reptiles or insects of any kind shall be raised, bred, kept or boarded in or on any portion of the Property; except that dogs, cats or other household animals may be allowed so long as they are not raised, bred or maintained for any commercial purpose, and are not kept in such number or in such manner as to create a **nuisance or inconvenience** to any residents of the Hamlet. Pets shall be kept under the control of the owner or leashed and are not allowed to run at large within the property. Barking or other pet noise that disturbs any neighbor is not permitted. Pets must be cleaned up after and all pet waste removed and disposed immediately. (Declaration 7.3)
5. Garbage pickup is on Mondays. The City provided container should be set at the end of one's drive or at the edge of the street by 7 AM. The City will only collect only what is in the trash container, so do not make additional piles outside the container. Containers are to be removed from the street and placed out of sight by Monday evening. Except for the day of pickup, all trash containers must be stored out of sight. (Declaration 7.4, 7.14)
6. Signs – when a unit is for sale or rent, a single "For Sale" or "For Rent" sign may be posted. "For Sale" and "For Rent" signs are to be no larger than 18" x 24". The Board of Directors has agreed to allow for a 6" height extension which could be used to add the name and phone number of the agent or notations such as "Open House". (Declaration 7.9)
7. VEHICLES & PARKING (Declaration 5.3.2, 7.5):
 - a. For safety reasons including access of emergency personnel, fire trucks, etc., parking is not permitted on the streets within the Hamlet.
 - b. Vehicles must be in garages, on one's concrete driveway, or in a designated parking area. No parking is allowed on asphalt except for these designated areas.
 - c. Parking on rock-landscaped areas is not allowed.
 - d. Under normal circumstances, the extra designated parking spaces should be left for guests and visitors.
 - e. No boat or trailer parking is permitted within the Hamlet.

- f. Occupants/owners may park trailers in driveways temporarily for the convenience of loading, unloading, or cleaning.
 - g. Speeding is not permitted within the Hamlet. 5MPH is the maximum speed on our private streets.
 - h. No skate boarding or motorized toys are allowed within the Hamlet.
- 8. Watering of outside common area plants by individuals is not needed nor desired. The plant landscaping is watered with a drip irrigation system which is set and adjusted by our landscape contractor for automatic timed operation. Over watering can be worse than under watering. The only exception could be during the non-irrigation season where the trees might benefit from a deep watering once every month or so depending on precipitation. If you have any landscape concerns, please contact a Board member. Again, contact information regarding landscaping is found on the website: www.hpmgj.com.
- 9. Snow removal will commence when there has been at least a two (2) inch accumulation and depending on ambient temperatures predicted by weather forecasts; that is, if temperatures are cold enough that melting within a day is unlikely.
- 10. All dues and assessments for the Hamlet at Fountain Greens must be paid in a timely manner or penalties will be assessed as per the Declaration and collection policy. Monthly statements are not sent, however payment coupons or emailed statements are available upon request. (Declaration 6.8, Collection Policy)
- 11. The homeowner is responsible for insuring his or her complete dwelling unit and improvements thereon as per Declaration, Section 9.1. The Association does NOT provide coverage for individual residences. (Declaration 9.1, p. 24)
- 12. Any violation or contravention of these items, the Declaration of CCR&E's or other Policies, rules & regulations of the Hamlet at Fountain Greens Association Inc. will be subject to Hamlet HOA enforcement policy and Declaration section 6.4.
- 13. Owners who rent their Hamlet units are reminded that the Declaration requires a lease period of no less than six-months.