

620 Pearl Street Residences

Rules & Regulations

rev. November 2022

General:

The Condominium Declaration is incorporated into these Rules and Regulations and the provisions contained therein shall apply in all of those instances not specifically covered by these Rules and Regulations. It is each owner's responsibility to be aware of and abide by those covenants contained within the Condominium Declaration. The Condominium Declaration, these rules, and all other governing documents are available on the 620 Pearl St webpage at www.creeksidecam.com/620-pearl or from the Property Manager upon request.

Owners shall be responsible for distributing these community rules to their tenants.

Definitions:

Condominium Property: 620 Pearl Street Residences

Common Areas: any part of the Condominium Property that is outside the perimeter walls of the eight individual condo units that comprise the 620 Pearl Street Residences, and which area is not otherwise defined as a Limited Common Element.

Limited Common Element: any portion of the Condominium Property that is reserved for the private use of a specific individual condominium unit, such as the deck or patio areas immediately in front of each condominium unit. Limited Common Elements are defined in the Condominium Declaration. Questions regarding Common Areas and Limited Common Elements may be directed to the Property Manager.

HOA Manager:

Creekside Community Association Management

Helen Cartwright: helen@creeksidecam.com

303-443-7872 (office) | 720-966-8475 (cell)

Noise:

Residents shall exercise reasonable care to avoid disturbing or objectionable loud noises or music at any time. Occupants of the upper level units are requested to please be especially considerate of those living below. Quiet Hours are between 10:00 pm and 8:00 am on weekday mornings and 9:00 am on weekend mornings. Please always keep televisions and stereos at reasonable levels, but especially during Quiet Hours. Vacuum cleaners may not be used during Quiet Hours. Move-ins and move-outs are not permitted during quiet hours.

Decks, Balconies, and Patios:

Those portions of the Decks, balconies, and patios that are Limited Common Elements are subject to the community rules governing the Common Areas. Decks must be kept neat in appearance. The only furniture permitted on decks is furniture that is specifically designed for outdoor use on residential patios. Trash, tarps, interior furniture, appliances, kegs, or other such items may not be stored on decks. Bikes may be kept on decks provided they are not visible above the line of the deck railing. Decks shall not be used for hanging garments or other articles. Live foliage may be placed on the decks and hung from the hooks above the deck railing provided that they are properly maintained. Residents of upper units must take care when watering live foliage that water does not drip onto the decks of the lower units.

Windows:

Only window blinds, draperies, roman shades, or other such professional style window treatments should be visible from outside the individual condo units. No signs, window decals, or other such items may be affixed to the window glass or otherwise be visible to the outside areas.

Smoking:

Smoking is not permitted on balconies or in common areas that are within 25 feet of the building. This includes but is not limited to the smoking of cigarettes, cigars, or marijuana. Smoking within units is permitted only to the extent that effective smoke mitigation measures are employed by the resident so that smoke does not infiltrate other units, the Limited Common Elements, or the Common Areas. Marijuana smoking is not permitted anywhere on the property, including inside individual units. It is strongly suggested that owners who lease their units include a no smoking clause in their lease.

Tenant Contact Information:

Owners shall provide the Property Manager with the names and contact information for all tenants occupying any condo which is leased. Contact information shall include a cell phone number as well as an email address. No lease may be entered into that is less than 30 days in length per the Condominium Declaration.

Barbeques:

BBQs with propane tanks less than 2.5 lbs may be used on the decks and patios. All other BBQs must be located on the ground or patio areas that are at least 10 feet away from the building. The use of hookah pipes, tiki torches, chimineas, fire pits, and other similar objects in the unit or in the Common Areas and the Limited Common Elements including balconies, patios, and decks are strictly prohibited.

Pets:

No pets are allowed without the prior written permission of the Board of Directors. Residents seeking Board permission must submit a Pet Request application, which can be obtained from the HOA Manager. Permitted pets must be kept on a leash in the Common Areas. Dogs which bark excessively or exhibit aggressive behavior that is perceived as threatening by other residents at the property will be considered to be a nuisance. The Board may require that dogs cited for behavior that is deemed a nuisance be permanently removed from the property. Owners must collect pet waste immediately, meaning as it is deposited, and dispose of it in the appropriate container inside the dumpster enclosure.

Laundry Room:

The laundry room is a Common Element and is for the shared use of all residents. Each person using the laundry room is responsible for keeping the laundry room clean. Trash removal and sweeping is a shared responsibility of all residents who use the laundry room. Only HE labeled detergents should be used in the washing machine, and please take care to keep the washing machine door open between uses to avoid mold and mildew growth in that appliance.

Hoses:

Hoses may not be left unwrapped and extended across any of the common areas except while they are actually in use. Please make sure all hoses are disconnected and wrapped up during winter to avoid freezing pipes.

Heat:

Please keep thermostats at or above 55 degrees during winter at all times to avoid freezing pipes. During periods of extreme cold, it is recommended that a bathroom faucet be kept open permitting a slow drip in order to allow water to keep moving through the plumbing pipes, which also helps prevent frozen pipes.

Parking:

Residents must use their assigned spaces only. Parked vehicles shall not extend beyond the marked boundaries of any parking space while parked. No house trailer, camping trailer, horse trailer, camper, camper shell, boat trailer, hauling trailer, boat or boat accessories, trucks larger than one ton, recreational vehicles or equipment, mobile home or commercial vehicle may be parked or

stored anywhere within the community, even if licensed by the state or other jurisdiction as a “passenger vehicle”.

There are two guest parking spaces in the parking lot. These spaces are to be used for service vendors and occasional visitors to the building. No guest or service vendor may park in either of the visitor spaces for more than 24 hours within any consecutive seven day period. Exceptions to this policy may be granted by the Property Manager upon request in those circumstances where a resident has an occasional visitor who will be staying for multiple days.

Residents who need additional parking can apply for an on-street parking permit from the City of Boulder Parking Services at 1500 Pearl St. Suite 302.

Vehicle maintenance is not permitted in the common elements. Vehicle maintenance using jacks, jack stands or blocks is not permitted except for the purpose of changing flat tires. Oil or other fluid changes are not permitted in the common areas.

Architectural Changes:

No changes may be made to any portion of the exterior of the building, including the Limited Common Elements, without the prior written approval of the Board. No changes other than cosmetic changes such as paint and carpeting may be made to the interior of the individual condo units without the prior written consent of the Board.

Proposed architectural changes must be submitted in writing utilizing an Architectural Change Request Form before making any changes to the interior or exterior of the property. That form is available from the Property Manager. The Board will respond to all Architectural Change Request within thirty days of submittal.

Flooring:

The floors of each upper level condo must be covered with carpeting or rugs (including padding) to the extent of at least 80 % of the floor area of each room, excepting only kitchens, bathrooms and closets. High traffic areas must be included in this 80 % coverage area.

Violations of this rule will be subject to the 620 Pearl St Residences Covenant and Rule Enforcement Policy.

Construction:

On weekdays noisy construction work may only take place between 9 am and 5 pm. No construction may be done in any condominium at the weekend without prior written permission from the Board. Owners must provide their immediate neighbors with at least 48 hours’ notice of any loud construction work in their

condominium. Owners are requested to minimize disturbance to other residents as much as possible.

Trash Enclosure:

The trash enclosure is for the sole use of the residents of the 620 Pearl Street Residences. Each resident is responsible for placing trash, recyclables, and compost into their correct bins, and for keeping the trash enclosure clean and tidy. Cardboard boxes must be broken down, and paints and other hard to recycle materials must be taken to CHaRM: the Center for Hard-to-Recycle Materials at 6400 Arapahoe Rd. Dumpster lids must remain closed and the dumpster shed locked at all times to protect from intrusion activity by bears.

Prohibitions:

Nothing illegal may be done or kept in any of the condos. No noxious, destructive or offensive activity may be carried out in any condo or the common area, nor any activity that may be an annoyance or nuisance to others. Any application of poisonous substances or noxious aerosols must be reported to the manager.

620 Pearl HOA – move in checklist

- Quiet times are 10 pm – 8 am weekdays and 10 pm – 9 am on weekends
- Decks must be kept tidy
- Smoking of any kind is not allowed in the common area
- Only 2.5lb propane tanks allowed for grills on deck
- No pets without board permission
- Laundry room:
only use HE labeled detergent, leave washer door open, turn off lights, take your trash
Door code is 2-4-6-8
- Keep thermostats at 55 degrees in winter
- Parking:
Use assigned space only, visitor spaces for short term use (few hours), parking tag available from City for on-street parking
- Trash enclosure:
Trash & Recycling – Tuesday, Compostables - Wednesday
Use correct bin, break down boxes, rinse recyclables, use compostable bag for food waste, call manager if dumpster is full
No bulky items or hard to recycle items
Code is 2-4-6-8
- Any application of poisonous substances or noxious aerosols must be reported to the manager