

Spring Creek Townhomes HOA

RULES AND REGULATIONS

(Condensed from the Spring Creek Covenants Rev. 2022)

Parking:

Each townhome is assigned one covered parking space and one uncovered parking space. In addition, there are unassigned parking spaces along Spring Creek Place. Guests should park along 34th Street.

Any vehicle parked in another unit's space is subject to immediate towing (by signature authority of a member of the Board of Directors). Parking in front of the mailboxes or any fire hydrant is illegal and also subject to immediate towing.

All vehicles must have current, valid registration and plates.

Any vehicle not moved from an unassigned space within a 30-day period will be considered abandoned and may be towed. Exceptions may be accommodated, with prior written approval by the Board.

Boats, trailers, campers, motor homes, wrecked cars, tractors, equipment, etc. are not permitted to be parked or stored on the property.

Patios and Decks:

Patios and decks shall not be used for storage other than patio furniture and firewood. Under-deck storage is restricted to the rear deck only and must be kept orderly and must not present a hazard. Bicycles may be stored on back decks, front stoops and in covered carports or in the bike racks provided.

Architectural Control:

No changes may be made to the exterior of the buildings or the landscaping without the approval of the Architectural Control Committee, including, but not limited to, satellite dishes, air conditioning units, new windows and doors, or landscaping in the common area. The architectural application is on the Spring Creek webpage:

www.creeksidecam.com/spring-creek/

Replacement windows must match the existing color and styles.

Dogs and other pets:

Pets may not run loose on the property or be left tied up in the common area. Owners are responsible for cleaning up any pet waste. Habitually barking dogs will be considered a nuisance and will be dealt with according to section 7.6 of the Covenants.

Fines starting at \$100.00 for the first offence and \$200 for the second offence will be levied against anyone not picking up after their dogs. Residents are subject to all City ordinances regarding dogs.

Trash, Recycling & Compost:

Trash & Recycling are collected on Monday & Thursday. Compost is collected on Tuesday.

Boxes must be broken down and all items must fit inside the dumpster – do not leave anything outside of the dumpster or the enclosure. If a dumpster is full, wait to dispose of your items until after the next collection.

If you have bulky items or furniture to dispose of, contact Western Disposal (303-444-2037) or any other disposal service to make your own arrangements for collection.

Clubhouse:

The clubhouse may be reserved by homeowners or residents of Spring Creek for private use with a \$100.00 damage deposit. No reservation is valid without a cash or check deposit. Contact the manager to reserve the clubhouse.

The clubhouse is available for residents to use from 8:00 am until 12:00 midnight on Sunday through Thursday and until 1:00 am on Friday or Saturday. Quiet hours are from 10pm to 8am. *Staying overnight in the clubhouse is not permitted.*

Smoking is not allowed in the clubhouse, subject to a \$100 fine, with no warning.

No pets or unaccompanied minors are allowed in the clubhouse.

The complete clubhouse rules are available at www.creeksidecam.com/spring-creek/

Noise:

Quiet hours are from 10 p.m. to 8 a.m. Please move gatherings inside and turn down appliances during these times. Residents may contact Boulder Police dispatch to report domestic altercations or excessive noise – (303) 441-4444.

Hazards:

No noxious, offensive, unsafe, unsightly, unhealthy or hazardous activity may be carried out on the property. No activities are allowed that may be or become an annoyance or nuisance to the neighborhood or detract from the value of the community.

All owners and residents at Spring Creek must follow these rules.

Failure to comply with the rules may incur the following penalties:

First Offence	Warning
Second Offence	\$50 fine
Third Offense	\$100 fine
Unpaid Fine	Lien on property

HOA Management:
Creekside Community Management
helen@creeksidecam.com
303-443-7872 | 720-966-8475