

## Strawberry Fields HOA Rules and Regulations

The following is not a complete list of Strawberry Fields rules and regulations but a list of the most frequently violated. Hopefully, you received a complete list from the last owner or your landlord. For a complete list, contact Z and R Management, 594-0506, 6015 Lehman Dr. Suite 205, 80918. Our best hope is that you will put these rules in a safe place, like the inside of the coat closet or inside one of the kitchen cupboards so they can be passed on as necessary. Remember that guests of yours are also held to these rules. **Violations of the rules and regulations are subject to letters of warning and/or fines.**

### Noise:

- Loud music or parties in individual units or at the pool will not be tolerated. Vehicles with loud audio systems must turn the volume down when operating in the community.

### Pets:

- Residents may have one (1) dog, one (1) cat, and a reasonable numbers of small pets i.e. hamsters, birds, fish that qualify as household pets.
- **Dogs may not exceed 30 pounds in weight.**
- Pets may not run loose around the buildings or grounds. Any pet must be on a leash in the hands of a responsible person. No pet may be tied to any doors, posts, trees, or tethers placed in the ground.
- Pets may not defecate on the walks, driveways, or landscaped areas in or about the buildings. In the event that such occurs, **the pet owner must immediately pick up after the animal.**
- Noisy pets, whether inside or outside the unit, will not be tolerated.
- These rules apply to "guest" pets also.
- No feeding of wild birds or animals is allowed.

### Parking/Vehicles:

- Each unit is given an assigned carport parking space.
- Open spaces are on a first come, first served basis.
- An unoccupied unit, one that is not being lived in, or one where the owner does not own a car does NOT mean that that parking space is available without the owner's written permission.
- No mechanical work whatsoever may be performed on vehicles on community grounds.
- All fire lanes are NO PARKING areas. All curbed areas are NO PARKING areas. Any vehicles parked in these areas will be towed.

- Any vehicle deemed "junk" (inoperable or unlicensed) will be towed at the owner's expense.
- Any vehicle not moved for 15 consecutive days will be considered "abandoned" and will be towed at the owner's expense. If you are on vacation, deployment, etc. and know your vehicle will be parked longer than 15 days, you may request in writing an extension from the Board. This is for assigned and unassigned parking spaces.
- Residents are responsible for making sure their guests know the parking regulations.
- The speed limit is 15 mph in the community.
- No vehicle washing is permitted.

### **Balconies and Patios:**

- Balconies and patios may not be used as storage areas or in any way that may detract from the appearance of the building.
- Gas or electric grills may be used only if it does not disturb other residents. **No charcoal grills are allowed.**
- Lines or poles hung to dry or air clothes are not allowed.
- No resident may allow anything to fall or be thrown from the balcony.
- Nothing may be hung from or attached to the outside of any building.

### **Signs and Displays:**

- Political signs may be displayed only in a unit's window during the political season.
- Outdoor or window holiday decorations must be removed within 2 weeks after the holiday is over.
- No signs or displays may be placed in any common area including the parkway along Cheyenne Meadows Blvd.

### **Grounds, Sidewalks, and Common Areas:**

- The sidewalks, entrance areas and staircases may not be obstructed or used for storage. This includes toys, bicycles, etc.
- No plants, flowers, or shrubs may be planted in the common areas unless prior consent is given by the HOA Board.
- TV satellite dishes must be installed in a freestanding container i.e. on a pole in a large bucket with sand or rocks, etc. or on a tripod. They may not be attached to the outside of the building or placed in a common area.

### **Floors:**

- The owner of a second story unit may not install wooden, tile, stone, or other hard surface floors without the prior written consent of the HOA Board.

### Trash:

- No trash may be placed in the entry way or in common areas.
- Place the trash in the dumpster, close the lid, and close the gate.
- No large items i.e. mattresses, furniture, T.V.s, may be placed in the dumpster or dumpster area.
- No hazardous materials i.e. auto grease or oil, propane tanks may be placed in the dumpster or dumpster area.
- Do not send children to dispose of trash unless they can lift the dumpster lid and are tall enough to place the bags into the dumpster.

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