

COTTONWOOD LANDING TOWNHOMES HOMEOWNER ASSOCIATION

1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

RULES AND REGULATIONS

Updated and Adopted January 2021

In the interest of maintaining an enjoyable living environment for all who live at Cottonwood Landing Townhomes, the Board has approved and adopted the following rules and regulations governing our project, property, owners and residents:

The Rules and Regulations may not be all inclusive and members should refer to their Covenants, Conditions and Restrictions, and By-Laws for further guidelines. Each tenant/owner may receive a copy of the CCRs and Bylaws from Crystal Property Management Co., located at 1512 Grand Ave., Suite 109, Glenwood Springs, CO 81601, (970) 945-7266.

1. Patio Balconies

To keep the visual appeal of Patio Balconies and Decks, the outdoor elements allowed on patio balconies are: gas barbeques, outdoor furniture, overhead fans, and potted plants (well maintained, no hanging weeds.) Potted plants on railings must be securely attached to the railing. The patio balconies/decks are not intended for storage of equipment, bicycles, toys, or similar personal property. No indoor furniture, large hammocks with frames, exercise equipment, or trash is allowed. No patio balcony/deck shall be enclosed in any manner, including, without limitation, with screening, windows, or walls. Patio balconies shall be maintained according to the standards of Cottonwood Landing Association, which includes re-staining yearly or as needed.

2. Lighting.

No flood lighting, security lighting or other type of high intensity lighting shall be permitted without the approval of the Board of Directors. Seasonal lighting and decorations may be installed 4 weeks before and must be removed within 4 weeks after the holiday. Lighting attached to the Townhome is excepted, unless other Townhome owners complain.

3. Noise.

Unit owners shall not allow any noise or disturbance in their respective units, which is offensive, disturbing or detrimental to any other person. Please be aware that we share common walls and our Units are not soundproof. Neighbors are encouraged to contact the offending neighbor the first time themselves and file a violation with the board thereafter for further action.

4. Non-Conversion of Garages.

Per the Declarations 8.24 - Garages shall not be converted to a living area. The garage shall have enough space to accommodate the Unit's primary vehicle.

5. Parking.

Per the Declarations 8.19 - No automobiles or other vehicles shall be parked in any street or upon any portion of Cottonwood Landing except within garages, carports or designated parking areas. And please refer to the Declarations 8.4. Except for a temporary period, (defined as not more than 4 hours) no vehicle owned by a Unit Owner shall be parked on a parking space designated for visitors. No guest of a Unit Owner shall use a parking space designated for visitors for more than three (3) days without the consent of the Association, which may impose a fee for such use. No trucks, recreational vehicles, motor homes, motor coaches, snowmobiles, campers, trailers, boats or boat trailers or similar vehicles other than passenger automobiles or pickup or utility trucks with a capacity of one ton or less or any other vehicles shall be parked, stored, or kept on any portion of Cottonwood Landing. This restriction shall not prohibit commercial and construction vehicles, in the ordinary course of business, from making deliveries or otherwise providing service to Cottonwood Landing. No work on automobiles or other vehicle repair shall be performed in any visible or exposed portion of Cottonwood Landing, except in emergencies. Abandoned or inoperable vehicles shall not be stored or parked on any portion of Cottonwood Landing. An abandoned or inoperable vehicle is any vehicle which has not been driven under its own propulsion for three weeks or longer and which appears incapable of operation. A written notice describing the abandoned or inoperable vehicle and requesting its removal shall be personally served upon the Unit Owner or posted on the vehicle. If such vehicle has not been removed within 72 hours after notice is given, the Association may remove the vehicle without liability, and the expense of removal shall be charged against the Unit Owner.

If a vehicle is parked in violation of the rules and regulations governing parking at Cottonwood Landing, the Board or the management company may remove the vehicle, after being tagged, at the owners' expense.

During periods of snowfall, snow is stored in the first cul-de-sac, riverside and closest to the lift station. Parking in this area during snowfall will result in towing the vehicle at the owner's expense. Owners and tenants are responsible for ensuring all guests follow the parking rules as well.

Parking is only permitted directly in front of the owner's garage. The following will apply:
1 car garage units - 1 car in garage, 2nd car parked directly behind in driveway. Limit 2 cars.
2 car garage units - 2 cars in garage, up to two cars directly behind in driveway. Limit 4 cars.

No vehicles shall be parked in front of flower planters. Nor shall they be stacked more than one vehicle deep in driveway.

OWNERS PLEASE REVIEW THESE RULES WITH YOUR TENANTS. FINES WILL BE BILLED DIRECTLY TO THE OWNERS.

6. Pets.

Per the, Declarations 8.9 up to two (2) pets may be kept in a Unit. Dogs and cats shall be neutered. Pets shall not be permitted to run at large and must be on a leash at all times when on the premises. Permitted pets shall be kept in the interior of the unit (not to be kept on the deck or outside) and shall not cause any nuisance by barking.

Pet owners shall dispose of all pet waste immediately by the person responsible for the animal and place the waste in a trash receptacle. This is not only in Declarations 8.9 but is a city ordinance as well. Otherwise, pet owners are responsible for the cost of picking up dog waste and/or fines for failure to clean up after their pet.

Effective January 1, 2021, tenants renting any PUD unit within Cottonwood Landing HOA will not be allowed to have dogs. Current tenants with dogs will be grandfathered in until the unit is sold, current tenant vacates unit, or dog passes away. Grandfathered tenants must adhere to the two (2) pet rule and immediately pick up dog waste and dispose of waste in trash bin.

7. Rental Leases.

Any leased Units must be leased as a whole, not in parts. A Unit may not be leased or rented for a term of less than 60 days. All rental leases are subject to the Covenants, Rules and Regulations and Bylaws of the Association. Any failure to comply with the above will be a default under the lease. Owners are responsible for giving tenants a copy of the RULES AND REGULATIONS, and for notifying the Association with names and phone numbers of new tenants.

8. Structural Changes.

No exterior or interior structural changes shall be allowed without the permission of the Design Review Committee and Board of Directors. Please refer to the Homeowners Association Design Guidelines for additional details.

9. Traffic.

In the interest of safety and maintenance costs, the speed limit on all Cottonwood Landing roads shall be 15 mph. This applies to all owners/tenants/guests. All roads in Cottonwood Landing are private and must be maintained and cleaned at the expense of the Cottonwood Landing Association.

10. Trash Bins.

All trash and recycle bins shall be stored in the garage at all times and shall be placed at curbside on the day of trash pickup. Following trash pickup, receptacles need to be stored back in the garage within 24 hours. Recycle bins are available to each owner/tenant by contacting Mountain Waste & Recycling. Newspapers also need to be picked up no later than 24 hours after delivery. If your neighbor is gone, please pick up their newspapers and dispose.

11. Vehicles.

Per the Declarations 8.4, no campers, recreational vehicles, motor homes, snowmobiles, trailers, boats or boat trailers or similar vehicles shall be parked, stored or kept on any portion of Cottonwood Landing other than for loading or unloading into the Townhome. Abandoned or inoperable vehicles shall not be stored or parked on any portion of Cottonwood Landing. An abandoned or inoperable vehicle is a vehicle, which has not been driven under its own power for three (3) weeks or longer. A written notice shall be posted on the vehicle or served to its owners and the vehicle must be removed with 72 hours of such notice or the Board may remove the vehicle at the expense of the owner.

12. Barbecues

Only gas/electric grills may be kept on decks. This is a safety issue. Charcoal grills can be used in the driveway but must be stored in your garage after use.

13. Signage

One real estate sign will be allowed, by the Sellers unit, located in front of the unit. If a real estate company places the sign in the grassy area and punctures the sprinkler system, that real estate company or the current owner will be responsible for all damages.

14. Garage Sales

All garage sales within the complex shall be permitted only on two dates. The dates will be specified by the Board. If an owner/tenant plans on moving out, with Board permission, this additional garage sale may be allowed. If someone in the complex has a garage sale without the approval of the Board, the offending party (or owner) would be fined \$50 for the first occurrence and \$100 for the second occurrence.

15. Interior Construction

Interior construction in units must abide by certain rules:

a- Neighbors must be notified.

b- Construction times are limited to 9am – 5pm.

c- If construction will last longer than 3 days, the Board must be notified, and approval will be required.

d- All contractors must abide by the parking rules for the Association. Guest parking is available for use. Special permission may be requested if necessary.

e- Unit owners will be responsible for any damage caused to any common element.

f- Garage doors must be closed if electric saws will be used.

16. Fines.

See the Association Policy and Procedure relating to fines.