

VILLAGE WEST at CENTENNIAL
RULES and REGULATIONS
November 15, 2013

PURPOSE

The fundamental purpose of the Village West at Centennial Owners Association, Inc. **Rules and Regulations** is to provide a basis for protecting homeowner equity in the development, assure the continued aesthetic beauty of the Community, as defined in the Declaration, and to provide a framework within which people can live in harmony. These Rules and Regulations further interpret and define the provisions of the Association's Declaration of Covenants, Conditions, and Restrictions of Village West at Centennial ("Declaration").

DEFINITIONS

Architectural Review Committee (ARC) - see Design Review Committee

Association - Village West at Centennial Owners Association, Inc

Attached Decks - the exterior landings attached to buildings in the community.

Common Elements - any real property owned by the Association, other than a lot, which exists for the common use of more than one of the Owners.

Declarations - Declaration of **Covenants**, Conditions, and Restrictions of Village West at Centennial, and all duly recorded amendments thereto.

Design Review Committee (DRC) - reviews and approves or disapproves Owner's plans for improvements and/or changes to exterior

Front Porches - the exterior covered areas at the front doors of homes in the Community.

Home - any dwelling unit located on each Lot, as described in the Declaration.

Owner - each fee simple title holder of a Lot, including without limitation, the Declarant, a Builder, or other Person who owns a Lot, but does not include a Person having an interest in a Lot solely as security for an obligation.

Stairways and Walkways - the paved pedestrian pathways that connect front porches to sidewalks in the Community

Sidewalks - a path for pedestrians, sidewalks run mostly parallel to streets in the Community.

RESPONSIBILITY

Owners are responsible for their own actions and the actions of their family members, guests, invitees, and tenants. Owners are responsible for providing a copy of these Rules and Regulations to their tenants. Owners are responsible for payment of all assessments, including but not limited to late charges, fines, fees, interest, costs, expenses, and reasonable attorneys' fees resulting from delinquency in the payment of

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assessments, or violations of the covenants, rules, regulations, and policies of the Association.

STREET PARKING

Parking of vehicles is permitted only on one side of each street as posted by the City of Centennial throughout the community. This is to allow clearance for two-way traffic and emergency vehicles. All homes in the community have two-car garages, which are intended for parking purposes.-

LANDSCAPING

Landscaping includes but is not limited to ground coverings, plants, trees, rockery, walkways, shelter, kiosks, and benches. Alteration to Community landscaping or architecture is not allowed, except when undertaken by the Association. Such alterations include the removal of or planting of any tree, plant or flowers, or the removal, alteration or addition of any landscaping feature or ground covering, or the alteration of or interference with the Community irrigation or drainage system in any way. The burial of additional wires or pipes is not allowed on the Common elements, except when undertaken or approved by the Association.

Planting, maintenance, removal, or replacement of all trees or plants on the Common Elements of the Community and front yard of each Lot is the sole responsibility of the Association and its landscape contractor. If alterations to the landscaping are made by Owners or tenants, the Association may require Owners to restore the landscaping to its original design at the Owner's expense. After having been given proper notice and an opportunity to be heard, if an Owner fails to restore the landscaping to its original design within the allotted time, the Association may restore the landscaping to its original design, within a reasonable period of time and assess the Owner for the cost of such restoration. This paragraph interprets and implements Article 9 of the Declaration.

Planting in containers that sit on top of the ground is allowed, as long as the placement of containers does not interfere with the irrigation or drainage system, maintenance of Common Elements and the Lots, or create any unsafe or unsightly condition on sidewalks, walkways, lawns or porches/decks. All outdoor containers and plantings are subject to review by the Design Review Committee (DRC).

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Except as approved in advance via the architectural review process, and regardless of location or time of year, plants that are dead, must be replaced or removed and the container stored out of sight. Within reasonable judgment, the DRC shall determine whether a plant is dead, there are too many plant containers utilized in any given area, the container or plant material is not being maintained or the plant and/or container is[are] aesthetically unacceptable. Residents are expected to water and maintain their plantings.

Residents should be aware that the Association may apply chemical treatments to nearby plants, trees or lawns, and that these chemicals may be inadvertently applied to plants growing in container gardens.

Landscape lighting is not allowed along the edges of any lawn or sidewalks as it may interfere with the edging and mowing of lawn areas and snow removal.

For safety reasons, open-flame décor is strongly discouraged on Front Porches, Attached Decks, Common Elements, stairways, walkways or backyards and should not be left unattended while lit.

HOLIDAY DECORATIONS

The ARC reserves the right to determine whether holiday decorations conform to and harmonize with the existing surroundings, residences, landscapes and structures. In general, holiday décor may be displayed no more than four weeks prior to the holiday being commemorated and no later than two weeks after that holiday. Owners are responsible for the repair of any damage to Lots, Common Elements, Dwelling Units, i.e. roofs, stucco, brick, etc. or landscaping caused by holiday decorations.

FRONT PORCHES, ATTACHED DECKS AND ADJACENT COMMON AREAS

To maximize curb appeal in the community, the Association requires that all Owners be responsible for keeping their Front Porches, Attached Decks, and other areas of their Lots within public view free of unsightly clutter. This includes removing all litter, trash, junk, empty plant containers, dead plants, or other debris, including newspapers, flyers and phone books, and removing inappropriate, broken, or damaged furniture, or other such items. The Association cannot be held responsible for damage to any decoration placed on the Common Elements and reserves the right to remove the same as set forth below.

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In order to ensure continued property value and community appeal, please consider the high standard of the Community when selecting décor for your Front Porches, and Attached Decks. For example, upholstered furniture or camping equipment is not appropriate Front Porch or Attached Deck décor in a community like Village West at Centennial. Outdoor furniture in a state of disrepair (i.e. torn cushions, covers, rusting frames) is not allowed. Barbeques and patio furniture are permitted on Front Porches or Attached Decks so long as they are maintained in a well-kept manner. Baby gates, pet gates, pet cages or pet carriers may not be left unattended on or attached to Front Porches or Decks.

Exercise equipment, bicycles and coolers (except for dairy delivery) may not be stored on Front Porches and Attached Decks or Common Elements at any time. Wheeled toys, balls, or other toys should not be left in public view overnight. Garden hoses and gardening equipment must be detached and stored out of view from October 1 to April 30. For snow removal purposes, decorations including all types of landscape lighting should not be kept on Common Elements, walkways or stairways from October 1 to April 30. No storage of any kind should be on the Common Elements.

In every case, having given proper notice to an Owner and an opportunity to be heard, the Association reserves the right, at Owner's expense, to remove any décor from any Common Element or Lot that interferes with the irrigation or drainage systems or maintenance of Common Elements, or creates any unsafe or unsightly condition.

EXTERIOR BUILDING SURFACES

An Owner is liable for any amounts incurred by the Association for repair, maintenance, replacement, and/or reconstruction that arise due to holes of any size that were made in any exterior surface of an Owner's Home for any purpose by any Owner, or any member for an Owner's family or a tenant, guest or invitee of any Owner. A determination of the act of omission, which caused holes in the exterior surface, by any Owner, or any member of family or a tenant, guest or invitee of the Owner's liability therefore, shall be made by the Board of Directors at a hearing after notice to the Owner. If it is determined that the holes in the exterior surface were caused by the act or omission of any Owner, or any member of an Owner's family or a tenant, guest or invitee of any Owner, the Association may undertake repair, maintenance, replacement, and/or reconstruction of the exterior surface of the Home damaged by the hole(s) to restore the surface to its original design and levy an assessment against the Owner for the cost thereof.

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SATELLITE DISHES

- To ensure all satellite equipment is installed in the preferred manner, a DRC Review form showing the location must be on file for each satellite dish. Guidelines for satellite installation and the DRC form may be obtained from the Association's website or from the property management company.
- This policy replaces any previous satellite dish policy for the Association, whether stated verbally or in writing.
- **All satellite dish installations must comply with any applicable state or local building codes and/or ordinances.**
- Satellite dishes must be in working order or removed.
- Any damage resulting from the installation, presence, and/or removal of a satellite dish on a Home is the responsibility of the Owner, pursuant to Section 9.5 of the Declaration.
- Current owners are responsible for all previous installations.
- A list of preferred and recommended vendors for repairs is available for owners to use on the VWC website or by calling the VWC management company.

PEST CONTROL

The control or removal of all pests within the boundaries of an Owner's Lot is the sole responsibility of Owner unless it is a community wide problem where the origin cannot be determined.

EXTERIOR LIGHTING

Owners are responsible to keep both front and rear exterior lighting fixtures at their Homes maintained and in working order. Owners must use DRC-recommended light fixture replacements (available on VWC website or from the VWC management company). While alley lights are set to come on automatically at dusk, for safety purposes Owners are encouraged to turn front lights on at night and/or put such lights on timers.

A list of preferred and recommended vendors for repairs is available for owners to use on the VWC website or by calling the VWC management company.

GARBAGE CONTAINERS

Only containers provided by the Association's waste contractor may be used for garbage collection purposes. Additional waste and recycle containers may be purchased by Owner's from the waste contractor for the Association. All trash/recycling set out for

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pickup must be placed in suitable, tightly-covered containers to avoid being blown out of the containers.

Garbage containers may not be placed outside, before 5:00 a.m. on the day the garbage is scheduled to be collected by the Association's waste contractor. Garbage containers must be brought inside, no later than 10:00 p.m. on the day the garbage is scheduled to be collected by the Association's waste contractor.-

DESIGN REVIEW

By way of reminder, Article 5 of the Association's Declaration is very clear that no improvements shall be constructed, erected, placed, planted, applied or installed upon any Lot unless complete plans and specifications therefor have been first submitted to and approved by the DRC. See the Design Review Committee Guidelines information sheet. For example, changes that require design review and approval include but are not limited to:

- the building of a deck or patio, even in an enclosed yard
- the planting of anything in the ground, except in an enclosed backyard
- the installation of any outdoor structure, even temporary, even in an enclosed yard
- the installation of a storm door or screen door
- the installation of extension pipes to sump pump drains
- the attachment of anything to a roof, eave or gutter

Design Review request forms are available on the VWC website or by calling the VWC management company.