

Hover Ridge Homeowner's Policies
July 18, 2004

Hover Ridge Homeowner's Policy #1 – Attendance at Committee Meetings

The Board agreed that if a committee member misses two meetings and does not respond to phone messages his (her) appointment to the committee is terminated and the Board will appoint a new member to that committee. **Approved Sept 15, 1999**

Hover Ridge Homeowner's Policy #2 - Rock and Xeriscape

Homeowners may upgrade to 1 and 1/2 inch washed river rock, flower beds or xeriscape around their individual unit(s) at any time and at their own expense by submitting a plan for a review by the Landscape and Architecture Committee with final approval or denial by the Board of Directors. The homeowner must maintain areas of flowerbeds or xeriscape around individual units in a presentable manner at all time.

Approved October 21, 1999

Hover Ridge Homeowner's Policy #3 - Solar Window Film

The Board approve a policy to permit "solar window film applications when a Unit owner's request is made in writing and sent or give to the HOA Landscaping and Architectural Committee for their review with final approval or refusal by the HOA Board. The request must specify the address of application, window or glass locations at the address and the specific type of film and a sample of the film to be used. Hover Ridge HOA will not assume any liability for window or glass replacement upon which "solar window film" has been applied. A unit owner shall agree and sign the request agreeing the Hover Ridge HOA will not be held liable for any window or glass replacement where "solar window film" has been applied.

Approved January 6, 2000

Hover Ridge Homeowner's Policy #4 - Monthly Assessments, Late Fees and Fines

1. When a homeowner is habitually late (more than twice) in the payment of their monthly assessment, the homeowner will be charged an additional fine of \$50.00 in addition to the late assessments late fees. Then, Article 5 item 5.6, pg 24 in the Condominium Declaration of the HR Town Homes shall be put into effect. Item 5.6b states: *the Board may accelerate and declare immediately due and payable all unpaid installments of the assessment payable for the balance of the fiscal year during which such default occur.*

2. When a homeowner is 3 months in arrears in payment of monthly assessments and it becomes necessary for the Board to hire an attorney to file a lien, the homeowner will be assess, in addition to the delinquent monthly assessment and late fees, the attorney costs for filing and releasing the lien. A fine of \$100 will also be assessed. **Approved January 6, 2000**

Hover Ridge Homeowner's Policy #5 – Contributing Assessments Resale of Unit (s) - Deleted

Hover Ridge Homeowner's Policy #6 – Rules and Regulations in Guest and Short Term Parking

The Board has defined short-term parking in parking spaces designated as part of the Common Element to be used for Guest and Short term parking for Owners and Residents Family Members as follows: *Short term parking shall be three to four hours during the day, but not to include overnight parking by Unit Owners or Resident Family Members. Overnight parking in guest parking is reserved for guests of a Unit Owner or guests of a unit Renter.*

Approved January 6, 2000

Hover Ridge Homeowner's Policy #7 - Metal Grates

The Board approved a policy permitting homeowners to install flat metal grates over window wells at **their own expense**. A Unit owner's request is to be made in writing and sent or given to the HOA Landscaping and Architectural Committee. A Unit owner must sign the request and agree to maintain the grates in a presentable manner at all time. **Approved April 7, 2000**

Hover Ridge Homeowner's Policy #8 – Tubular Skylights

The Board approved a policy to permit tubular skylight installations when a Unit owner's request is made in writing and sent or given to the HOA Landscaping and Architectural Committee for their review with final approval or refusal by the HOA Board. The request must specify the address of application, location(s) of installation at the address and the manufacturer and type of skylight tube to be used. Hover Ridge HOA will not assume any liability for damages (leakage or glass breakage) where skylight tube has been installed. A Unit owner shall agree and sign the request agreeing that Hover Ridge HOA will not be held liable for damages when solar tube skylight(s) has been installed. **Approved May 18, 2000**

Hover Ridge Homeowner's Policy #9 – Exterior or Interior Construction or Remodeling

All interior structural changes, such as finishing of basements or adding bathroom and any interior or exterior changes from the original plan of the Unit will require notification to the Landscape and Architectural Committee and the Board of Directors and will require the L&A Committee's recommendation and Board approval. Changes, if approved, could require the services of an insured contractor. The Owner or contractor will be required to obtain the necessary city permits and contractor insurance verification prior to the start of any construction and attach copies of documents to their request. **Approved June 1, 2000**

Hover Ridge Homeowner's Policy #10 – Safety at Hover Ridge

Due to the Longmont city fire code restrictions governing narrow streets, possible lawsuits, the safety of children and the safety of pedestrians using the sidewalks within the Hover Ridge Development, the Board has deemed it advisable **to not permit**: 1.) The use of portable basketball hoops, 2.) Game playing activities in the Hover Ridge Circle Street or, 3.) Skate boarding within the Hover Ridge Development. **Approved June 1, 2000**

Hover Ridge Homeowner's Policy 11 – Exterior Water Faucets

A request to install an outside water faucet needs to be in writing specifying address and location of faucet. The owner or contractor will be required to obtain the necessary city permit and inspection prior to the start of any installation and attach copies of document to their request. **Approved July 17, 2000**

Hover Ridge Homeowner's Policy #12 – Front Door – Side Panel Glass

The Board approved a policy to permit owners to change the original front door side panel of clear glass to a panel of decorative glass at the Homeowner's own expense. A Unit owner's request needs to be made in writing and sent or given to the HOA Landscaping and Architectural Committee for their review with final approval or refusal by the HOA Board. A picture or drawing of the proposed decorative glass change showing the new design needs to be submitted with the request. Hover Ridge HOA will not assume any liability for damages (leakage or glass breakage) where decorative glass is installed. A unit owner shall agree and sign the request agreeing that Hover Ridge HOA will not be held liable for damages when decorative glass has been installed. **Approved August 31, 2000**

Hover Ridge Homeowner's Policy #13 – Motorized Scooters

The use of motorized scooters within the Hover Ridge community **will not be permitted** due to the number of complaints, police calls, noise and safety issues within the community. Reference Prohibition of Certain Activities-Article 6, paragraph 6.7, page 30 of the Hove Ridge Covenants. **Approved July 9, 2001**

Hover Ridge Homeowner's Policy #14 – Satellite Dish

The Board approved a request to permit owners to install a Satellite Dish outside the patio area of a dwelling at the Homeowner's own expense. A Unit owner's request needs to be made in writing and sent or given to the HOA Landscaping and Architectural Committee for their review with final approval or refusal by the HOA Board. The request needs to be in writing and must include the size of the dish and the location. Hover Ridge HOA will not assume any liability for damages such as roof leaks or shingle replacement where a dish is installed. A unit owner shall agree and sign the request agreeing that Hover Ridge HOA will not be held liable for any damages when a satellite dish has been installed. **Approved September 6, 2001**

Hover Ridge Homeowner's Policy #15 – Hot Tubs

A request to install and maintain a hot tub on the ground level cement patio at the Unit owner's expense needs to be in writing and sent or given to the HOA Landscaping and Architectural Committee for their review with final approval or refusal by the HOA Board. The request, specifying address, must include a plan and sketch for the proposed installation, a professional to install, and needed building/electrical permits applied for and approved at time of installation. The plan must not involve the construction or alteration of any permanent changes to the unit's structure. It must address water disposal/leaks and liability, privacy and

noise issues to neighboring townhomes and include dimensions, weight of the tub empty and filled, type and color, lightening arrangements if they are to be different than the existing outdoor light. The homeowner must assume all liabilities associated with the hot tub including, but not limited to, grounds, buildings, safety and settling issues. In addition, if damages occur the homeowner must return everything back to the original condition. The homeowner will also be required to: 1.) Furnish a condo endorsement to over any and all liabilities in regards to the hot tub, 2.) Maintain the hot tub in a presentable manner at all times, at their own expense, 3.) Cover the tub when not in use and keep it locked for child/adult safety. In the event an increase on the Homeowner's Association Master Insurance Policy occurs due to the permitted use of hot tubs, owners of said hot tubs agree to cove the costs of any increase.

Approved November 4, 2002

Hover Ridge Homeowner's Policy #16 - Rentals

Due to recent safety issues for all residents in the Hover Ridge complex regarding a rental unit, the Board has deemed it advisable to request all Hover Ridge Homeowners who rent their property to furnish to PMI Management Company (**addendum 2019 The current property management company**) the following information: 1.) A copy of their tenant's lease; 2.) Names and phone number of tenant(s); 3.) A signed statement from the landlord stating they have supplied their tenants with copies of the Covenants and Policies of the Hover Ridge Town Homes Association. Landlords with Tenants failing to comply with the Covenants and Polices of HOA will incur a fine. Fines will be assessed according to procedures outlined in the HOA Bylaws, Reference: Article 9, page 9 of the Bylaws of the Hover Ridge Town Homes Condominium Association. **Approved July 16, 2003**

Hover Ridge Homeowner's Policy #17 – Garage Sales

A Hover Ridge Community Garage Sale will be permitted once a year provided there is a resident homeowner volunteer to organize and co-ordinate the sale with the other homeowners of Hover Ridge (personnel notification, fliers, sign and a Garage Sale ad placed in the local Times Call Newspaper). The event will be held on a Saturday of choice starting at 8:00 am and ending at 2:00 pm that day. HOA will pay for a newspaper ad. A minimum of six participants will be required to hold the community sale. No individual garage sales will be permitted. **Approved July 15, 2004**