

## November 2023 Villas at Northgate Homeowners' Association Resident Newsletter

1. With winter right around the corner, snow will be a fact of life. The Villas of Northgate (VAN) homeowners' Association has contracted a snow removal service and should be initiated with 3 inches of accumulation. This service involves clearing snow from your streets and common ground sidewalks. This does **not** involve snow removal from within the property lines (sidewalks and driveways) of each building which is subject to your lease agreements. If you have snow removal concerns please contact your landlord and/or property manager and they will act on them.
2. Our gated community project is still an important agenda item but has been stymied by Colorado Springs Utility backordered issues. Hopefully, we will can act on this effort next year.
3. Last month a formal set of Rules and Regulations was adopted by the Villas at Northgate Board of Directors and general ownership. Please review your areas of responsibility below. If you have any questions, again contact your individual landlord and/or your property manager.

### VILLAS AT NORTHGATE RULES AND REGULATIONS

*These rules and regulations apply to all owners, tenants, sub-tenants, residents, owner/occupants, and guests. It is the responsibility of the owner to inform their residents of our policies contained within these rules/regulations and our governing documents. All residents should inform their guests of our policies. Not being aware of our policies does not negate a rule/policy violation. Violators of these rules are subject to enforcement. For more information, refer to all of our governing documents available on our website: <https://www.villasatng.com>*

#### VEHICLES

1. The maximum speed limit is **10 MPH** within our community. Vehicles are to be operated on paved roads only. Residents and guests are not to drive on the grass or other non-paved areas.
2. Unlicensed motorized vehicles such as recreational four wheelers and dirt bikes are not allowed within our community. This includes our streets and/or common areas.
3. No commercial vehicles, trailers, mobile homes, campers, watercrafts or trucks over one 1-ton capacity (excluding pick-up trucks solely for the private use of a resident) may be stored or parked within our community except within an enclosed building (garage). Violations may result in a tow.
4. Junk, partially wrecked, or unsightly vehicles (including those missing windows, panels or bumpers) may not be parked or stored outside including in designated driveways. These types of vehicles may be stored inside of a closed garage door.
5. Vehicles may only be repaired, maintained, serviced, dismantled, sanded or repainted **inside a closed garage**.

#### PARKING

1. Resident parking is allowed in their respective garage spaces or in driveways leading up to them. Resident parking is not allowed in marked guest parking slots.
2. If a vehicle is parked blocking a resident's ingress/egress, the resident may call the Villas at Northgate towing company, which is posted on our community entrance signs, to have the vehicle removed. The resident will have to show some form of identification to prove that they live at the residence and they will also need to sign and print their name on the tow order.
3. Vehicles that are suspected of being abandoned or inoperable will be tagged with a warning notice. If the vehicle is not moved within 72 hours, it may be towed.
4. Towed vehicles will be stored offsite at the vehicle owner's expense and are subject to additional fines by the towing company and the HOA.
5. If you suspect that your vehicle has been towed, contact the Colorado Springs Police Department non-

emergency number at (719) 444-7000 to verify the tow.

Other parking rule violations that may result in an immediate tow without notice are as follows:

- a. Parking in a marked fire lane.
- b. Parking in front of a fire hydrant.
- c. Parking in an applicable snow staging area.
- d. Unauthorized parking in resident driveway or blocking access to that driveway.
- e. Motorcycles are not permitted to park on the sidewalks leading to a residence's front door.
- f. Parking in a "No Parking Zone" (marked by a red curb). This includes, but is not limited to, the areas near our community entrances and mailboxes.
- g. Parking in areas that are not designated as parking spaces (such as communal grass areas or parking with part of your vehicle in landscaped areas).

### **RESPECT FOR OTHER RESIDENTS**

1. Residents, guests, or tenants shall not create any situation wherein their actions disturb other residents. This includes but is not limited to vehicle or animal noise, offensive odors, loud music, late night parties, and other disturbing activities that occur inside a residence that may be either heard from outside the residence or from an adjacent unit. Residents are encouraged to report these violations to Colorado Springs Police Department (CSPD).
2. Residents and their visitors may NOT use the common areas in a manner which will create noise that interferes with the rights, comfort or convenience of any other resident between the hours of 10:00 pm and 7:30 am.
3. No interior construction or similar activity, audible by other residents, can be done between 10:00 pm and 7:30 am.

### **COMMON AREAS**

1. No alterations are to be done to the common areas without prior written consent of the Villas at Northgate Board of Directors.
2. No owners or residents shall plant flowers, trees, shrubs or other vegetation in the common areas without prior written consent of the Villas at Northgate Board of Directors. Nor shall trees, shrubs, or other vegetation be removed or altered within the common areas without expressed written approval from the Villas at Northgate Board of Directors. Violators will be subject to pay replacement and/or repair costs.
3. Climbing or hanging on trees in the Common Area is strictly prohibited due to damage and safety considerations. If anyone breaks a tree, it will be considered destruction of property and subject to the Association's enforcement policy.
4. Bicycles, skateboards, roller blades, etc. are not permitted on the grass.
5. No items including toys, bicycles, balls, or clothing shall be left in the common areas overnight and will be subject to disposal after six months.
6. Residents are not to congregate or play in the streets of our community. Despite our efforts to slow vehicles down, cars do speed through our community putting residents who play in the street in danger.
7. No outdoor furniture, grills or potted plants may be placed in common area or landscaped common areas.
8. Satellite dishes or antennas are not to be mounted to any Common Area of Villas of Northgate Homeowners Association property such as fencing or retaining walls. Owners must notify the Association in writing of installation of satellite dishes, antennae, or other related devices within seven days of installation.

Other Satellite dish or antenna restrictions:

- a. Generally, antennas less than one meter for broadcast satellite, television and wireless distribution services shall be permitted.
- b. Antennas larger than one meter are prohibited.
- c. Antennas not used for the above permitted services and not transmitting fixed wireless signals are prohibited unless otherwise approved by the Board of Directors.
- d. The Association has the authority to provide a central antenna system, but is not required to do so. If the Association provides a central antenna system, individual antennas would be prohibited.
- e. Permitted antennas must be installed on an Owner's individual owned property. Antennas

- shall not be installed on Common Elements.
- f. Antennas shall be installed inside the residence if possible; however, if such installation will impair reception, such antennas may be installed outside as set forth above, in the most inconspicuous location available providing adequate reception.
  - g. Antennae must be installed in compliance with the manufacturer's installation specifications and cannot be more than one meter in diameter.
  - h. Masts are prohibited unless the same are needed for adequate reception or signal.
  - i. Owners are liable for any personal injury or property damage resulting from the installation, maintenance or use of any antenna.
  - j. Owners are responsible for all maintenance and repair of antennas and failure to do so may result in the Association taking all permitted enforcement actions permitted under the Governing Documents of the Association.
9. Graffiti within the community is not permitted. Tenant and/or owner occupants are directly responsible for their guest's damages. If people, of any age, are caught vandalizing or destroying common areas within our community, Colorado Springs Police will be called and the Villas at Northgate HOA will press charges without exception.
  10. Climbing or hanging on fences or retainer walls in Common Area is strictly prohibited due to damage and safety considerations. If anyone damages Common Area fencing or retaining walls, it will be considered destruction of property and subject to Enforcement.

#### **PETS**

1. As of 27 January 2022, The Villas at Northgate is a **no-dog** community subject to reasonable accommodation requests. This fact must be reflected in any and all owner lease agreements and marketing/advertising.
2. Residents will be charged for repairs and/or cleanup costs caused by their pets/animals or pets/animals of their guests. This includes damage to the landscaping and common areas.
3. Poultry, livestock, potbellied pigs, venomous snakes, loud birds or other dangerous animals, as determined by the Villas at Northgate Board of Directors' sole discretion, are not allowed.
4. Pet/animal owners shall maintain strict control over their pets/animals and shall prohibit them from making loud, disturbing noises or behavior annoying to residents. No pet/animal shall be tied or chained in common areas or unattended anywhere in the community.
5. Pets/animals must be carried or kept on a leash while outside.
6. The pet/animal handlers must pick up pet waste immediately. This includes but is not limited to patios, decks, stairs, and sidewalks.
7. If any person believes a pet/animal is a potential danger to the health of any resident, or that creates an injury, nuisance or unreasonable disturbance, that individual should call animal control or the police.

#### **TRASH**

1. Trash will be collected once a week unless it falls on a holiday. Please visit our disposal service company's website for information on which holidays will cause service delays.
2. Trash containers shall be placed in the street no earlier than 7 pm the night before trash collection and must be removed from the street by 7 pm the day of trash collection.
3. On trash removal days, trash containers may be placed on walkways in a position where they do not block traffic or prevent another resident's ingress or egress.
4. Trash containers must be kept inside the garages during non-pickup dates. No exceptions will be granted.
5. Lids of waste containers must be kept closed and secure at all times.
6. Any necessary cleanups due to trash containers being knocked over is the responsibility of the resident.
7. Arrangements for any large items and/or additional bags that do not fit within the container provided by our disposal service provider must be made and paid for by the resident.
8. The trash containers are property of the disposal service and any repairs or replacements will be assessed to the direct user of these containers.

#### **ARCHITECTURAL CONTROL**

1. In order to maintain the present architectural aesthetics of the association, owners and residents

- must not alter, adjust or "improve" the exterior of buildings, projections, or other structures, walls, patios, or other similar construction. This includes specifically such alterations as painting, roofing installations and/or staining of the exterior of any residence without first receiving written approval of the Villas at Northgate Board of Directors. Repainting in the same color does not need approval of the Villas at Northgate Board of Directors.
2. Holiday decorations are to be put up no sooner than four (4) weeks before a holiday and taken down no later than one week after the holiday.
  3. Colored light bulbs are not permitted. All light bulbs on the garages, front/rear porches, and decks must be either white or clear.
  4. One birdfeeder, one hanging flower basket and up to six potted plants (as long as the plants are living) are permitted, if tastefully displayed. Empty pots or pots with dead plants or any other unsightly items are not permitted to be stored outside of a residence including the front porches or back decks/patios. Wind chimes are prohibited.
  5. No clothing, bedding, indoor furniture, building materials, decorations, bicycles, or other personal articles exclusive of planters per item #4 above, outdoor furniture, and grills (rear patio/deck only) shall be allowed to remain on patios/decks. All authorized items need to be maintained in a neat and clean condition.
  6. Charcoal grills and/or deep fryers are not to be placed or used on wooden structures. They may only be used on concrete rear patios. Natural gas, propane and electric grills may be used on rear wooden decks. Grills must be supervised at all times and fire extinguishers should be within easy reach while grilling.
  7. No awnings or window guards are allowed within our community.
  8. No window-mounted air conditioners are allowed within the community. AC units, fans/ventilators are allowed only if the unit does not protrude past the window screen.
  9. Unattended garage doors are to remain closed. During hot weather the overhead door may be left open a maximum of one foot (1') to allow for air circulation.
  10. No laundry is to be hung outside of any townhome, except on a retractable clothesline.
  11. Each owner or resident shall keep his or her building/unit in a good state of preservation and cleanliness.

### **SIGNAGE**

One sign may be displayed on an Owner's Lot, and may not exceed 4 square feet by 4 square feet. No signs bearing commercial messages may be displayed without approval by the Board.

### **VILLAS AT NORTHGATE HOMEOWNERS ASSOCIATION'S RIGHTS**

1. The Villas at Northgate Board of Directors can temporarily suspend any and all rights of any owner, for late payment of Villas of Northgate Homeowners Association dues after 10 days.
2. The Villas at Northgate Board of Directors reserves the right to adopt any reasonable rules and/or regulations concerning the use of the common area including parking areas and streets as is necessary and prudent for the safety and quiet enjoyment of living of all residents.

### **VILLAS AT NORTHGATE HOMEOWNERS ASSOCIATION'S MANAGEMENT**

1. The community manager, hired by the Villas of Northgate Board of Directors is responsible for the enforcement of the Villas at Northgate Homeowners Association policies. It is also the responsibility of the community manager to carry out the directions of the Villas at Northgate Homeowners Association Board of Directors.
2. Reporting chain of command: In the advent of a Villas of Northgate homeowners' concern or question, resident tenants should contact their respective property manager or owner. If needed, then the owner or property manager should contact our community manager. If additional authorization is needed, the Villas at Northgate Board of Directors will be contacted. Communications back to the resident tenant will flow in a reverse order/direction.

Nonowner residents and tenants are **NOT** to contact the community manager or contact the Villas at Northgate Board of Directors directly.