

## **Confluence Fort Collins Condominium Association Rules & Regulations**

### **Rules Applicable to All Common Areas**

- No smoking or vaping in any common areas throughout the property.
- Excessive noise/gatherings are prohibited after 9pm Mon-Thurs and after 10pm Fri-Sun.
- Security codes for each gate are to be changed twice per year.
- Trash dumpsters are for routine household waste only (not furniture, large electronics, etc.).
- Please break down all cardboard prior to placing it into trash/recycling dumpsters.
- Pets to be on-leash within all common areas.
- Please do not allow pets to use the bathroom or create pet waste in common areas. Owners are responsible for cleaning up after their pets throughout the property.
- When using pet wash room, upon departure please ensure the space is as clean or cleaner than when you arrived.
- All window coverings (drapes, blinds, etc.) which are visible to the exterior of the building are to be neutral colors.
- Contractors are only permitted to work on-site (either in common areas or within individual units) during regular business hours (8am-5pm, M-F, excluding holidays) and are required to comply with all current OSHA Safety and Health Regulations for Construction
- Holiday decorations (except Winter holiday decorations as described below) are only permitted to be displayed up to 14 days prior to the holiday and must be removed within 14 days after the holiday. Winter holiday decorations are permitted from Thanksgiving Day until January 10<sup>th</sup>.
- If any individual unit will be left vacant for a prolonged period of time (30+ days), such unit owner shall (a) notify the HOA Manager and Executive Board, (b) either designate a local contact with keyed access to the Unit or provide a key to the HOA Manager, (c) take all necessary precautions to avoid damage from water leaks or other maintenance issues, and (d) provide necessary instructions to mail providers to withhold mail deliveries for such unit.
- If you observe or create any damage to any common areas or to another occupant's personal property, you are responsible to report that damage to HOA Manager within 24 hours. This is to be a condition of any lease within the building, and tenants or owners may be responsible to pay for any damage. Also if you witness any gates, doors, locks, or other security equipment not working properly, please report that to HOA Manager immediately.
- To maintain the overall quality of the project, owners and tenants are expected to pick up and place in trash cans any trash or debris observed on the property.
- For common area corridors (excluding exterior corridors as outlined below), tenants and owners are not allowed to put artwork, welcome mats, door or wall signs, etc. unless approved by the Executive Board. For exterior entrances at the Courtyard building, one doormat/welcome mat no larger than 24"x 36" is permitted.
- Lighting on individual balconies or patios is allowed as long as the light does not spill out beyond the patio or balcony, it does not create glare into other unit's windows, and follows all local lighting ordinances. Lighting must be white or yellow, and any colored lighting falls under the restrictions as stated previously for holiday lighting.
- As a courtesy, if you observe any mail packages that are left outside of the gated area at night, please pick them up and place them in the mail room.

### **Rules Applicable to Plaza Building 4<sup>th</sup> Floor Community Area**

- Maximum number of people per group is 10 for each community area.

- Option to reserve the entire space in advance for larger groups:
  - o Each unit is permitted to make one reservation per year
  - o A reservation shall secure private usage of the community area for no more than 3hrs
  - o Homeowners can request reservations through HOA Manager
  - o All reservation requests shall be sent to HOA Manager at least one week in advance
  - o Reservations are prohibited for Memorial Day, 4<sup>th</sup> of July, and Labor Day each year
- When using community areas, upon departure please ensure the space is as clean or cleaner than when you arrived.
- When leaving community areas, please ensure furniture cushions and covers are replaced and in the correct locations.

**Rules Applicable to Bike Storage Room**

- When using bike storage area, upon departure please ensure the space is as clean or cleaner than when you arrived.
- If bikes are unused for two months, please remove them from the bike storage room to ensure adequate space for active users.
- HOA is not responsible for any items left in the bike storage room. Please utilize a suitable bike lock/device to keep your items secure.

**Rules Applicable to Unassigned Parking Spots at 424 Pine Street**

- Confluence Owners have non-exclusive access to 10 spaces which have signs with permitted hours and are located along the north side of the parking lot closest to Heritage Park. These spaces are permitted for use between the following hours:
  - o Monday thru Friday: 4:00pm to 8:00am
  - o Friday at 4:00pm to Monday at 8:00am
  - o Any official holiday for employees of Teaching Tree Early Childhood Learning Center
  - o A permit is required to be displayed in the vehicle and can be obtained from the HOA Manager. Each unit will receive one permit from the HOA and space will be available on a first come, first served basis.
- Confluence Commercial Unit Owners have exclusive access to 7 dedicated spaces (assigned) at all times. These spaces are located on the west side of the parking lot facing the residences on Poudre St.
- HOA is not responsible for any damage or loss to vehicles in this lot. Please do not leave valuable items in vehicles and secure vehicles property.

**HOA requires each owner to have loss assessment coverage.**