

# **KIPLING KLUB TOWNHOUSES**

## **Rules and Regulations**



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All Kipling Klub Townhouses Association residents should become familiar with state, county, and municipal laws and regulations, including animal control and public health codes. City of Lakewood Website:  
**<http://ci.lakewood.co.us>**

It is the responsibility of each owner and tenant, in addition to the Board of Directors, to ensure a safe and clean community, a peaceful environment, and preservation of property values.

### **Rules Governing the Residents of Kipling Klub Homeowners Association**

Pursuant to Article XI, Section 9, Paragraph (b) [Note: *Revised By-Laws show this as Article VIII, Section 8.1(a)*] of the By-laws of the Kipling Klub Homeowners Association, the Board of Directors of the Kipling Klub Homeowners Association adopted the following rules and regulations in order to provide for the pleasure, safety, and comfort of the members of the Kipling Klub Homeowners Association and their guests.

#### **General**

Homeowners who are current on their account are eligible to use the amenities and vote in any Special Elections or Annual Meetings of the Association.

#### **Parking**

1. Parking in designated fire lanes or stopping or standing in fire lanes is prohibited by Lakewood City Code. Violators may be ticketed by city police for fire lane violations which are reported to them by any individual. Vehicles obstructing any portion of a fire lane or driveway will be towed.
2. No car maintenance is to be performed on the common area including carports and garages, except emergency measures to start a car or change tires. Spills from this work can damage the asphalt, and unit owners can be assessed for damages to their carport areas.
3. Commercial-type vehicles, campers, motor homes, boats, trailers, and trucks in excess of three quarter (3/4) ton may not be parked anywhere within the complex at any time, except when engaged in transport to or from a

building. Moving vans or trailers may not be driven, operated, or parked on any sidewalks or sodded areas.

4. Garage doors will be closed and locked at all times when the unit is not occupied. The Association will not accept liability for any personal items missing from an individual's garage.
5. Carports are limited common elements and must be kept as open parking areas. Storage of personal items is prohibited and the unitowner is subject to fines.
6. No overnight back-in parking is allowed. Automotive exhaust is hazardous to the health of residents and can damage fences and buildings.
7. Loud noise emitting from vehicles such as exhaust pipes, loud stereos, horns, etc., are strictly against the law and the By-laws of this Association.
8. Visitor parking spaces are limited to a period of 24 hours. Vehicles will be towed at owner's expense. Misuse of visitor parking spaces is unacceptable, and abuse of the rules and regulations by owners or their guests can result in a fine and/or towing of the vehicle.
9. Residents are not permitted to use visitor parking spaces. Visitor parking is for short-term guests' use only. Violators will be ticketed, fined, and/or towed without warning. Each unit owner is provided with 2 carport or garage spaces. If additional parking spaces are needed, those excess units should be parked on the street.

### **Unregistered, Mechanically Disabled or Abandoned Vehicles**

No unregistered, mechanically disabled (including flat tires), or abandoned vehicles shall be stored, parked, serviced, maintained, or kept on any part of the property.

- A vehicle whose registration has expired and has not been re-registered by Colorado law shall be deemed to be unregistered.
- Any vehicle that cannot be started or driven under its own power shall be considered to be mechanically disabled.
- Any vehicle parked in an unassigned or visitor space for more than 72 hours will be considered to be abandoned.

A written warning notice describing such vehicle, and requesting removal thereof, may be personally served upon the owner or posted on the vehicle. If such vehicle has not been removed within seventy-two (72) hours thereafter, or continues to abuse the regulation, the Association shall have

the right to remove the same without liability and the expense thereof shall be charged against the owner/occupant.

### **Pets/Animals**

These rules are not intended to replace any laws or regulations governing pets as published by the City of Lakewood and/or the State of Colorado and such laws and regulations shall be observed and adhered to by this Association.

1. Only recognized "household pets" are allowed. Pit Bulls, snakes, pot-bellied pigs, and other livestock are deemed inappropriate and cannot be housed at Kipling Klub.
2. A limit of three (3) pets shall be adhered to.
3. All outdoor pets (cats and dogs) must be registered with the management company and be current in their vaccinations. Please register new pets with the management company immediately after acquiring a pet to have it registered. Also per Lakewood City Code, all dogs must be licensed with the City of Lakewood
4. Dogs weighing more than twenty-five (25) pounds are not permitted. Any dog weighing more than twenty-five pounds that was registered with the management company shall be permitted. Oversized dogs which were on file as of September 30, 1997 but which permanently leave this complex shall not be replaced by another of similar size. This execution relates only to individually named dogs already residing at Kipling Klub and shall not be deemed as "blanket permission" for the continued ownership of large dogs.
5. All pets, when on the common areas, shall be controlled on a leash. No pet shall, at any time, be allowed to run free on the common areas and they shall be kept away from all shrubs and trees. In addition, any solid waste deposited on the common areas by the pet shall be cleaned up by the resident immediately.
6. Should a pet owner fail to dispose of animal waste in a timely manner, the Board may call upon an independent contractor to do so. Any costs incurred will be charged to the owner in addition to any applicable fines.
7. No pet shall be left unattended, tied, or otherwise attached to the outside of a unit, garage, carport, or common area.
8. No pet shall be permitted or allowed into the community swimming pool or pool enclosure.

9. Owners of pets shall restrain them from the making of obnoxious and/or disturbing noises at any time or place.
10. Pets of guests shall be the responsibility of the resident/owner whose unit they are visiting. Fines will be levied against the homeowner for any violation of rules.
11. The resident/owner is responsible for any and all damage caused by a pet.
12. Residents are discouraged from feeding any 'wild' animals (squirrels, birds, etc) as that encourages them to set up residence in the buildings which can cause damage to siding, roof areas, and other building sections.

### **Architectural Changes**

1. No owner may alter, repair, repaint or do any work on any of the common elements (whether general, limited, or reserved) without prior consent of the Board of Directors of the Association. Examples of items which may not be altered without prior consent of the Board of Directors of the Association include, but are not limited to, exterior doorways, storm doors, windows or window coverings, satellite dishes, awnings, deck, patio or balcony modifications, and the installation of exterior vents, flues, window air conditioners, or antennae. Please call the management company to obtain an architectural request form.
2. If replacing a storm/screen door, it must be white and the style must be approved by the Board of Directors prior to installation. All windows should have screens in place. Damaged windows and screens must be repaired/replaced promptly and unit owners are subject to fines if not in compliance.
3. Prior to construction, any request for architectural changes must be submitted to the Association and be accompanied with a photo or drawing of the change. Homeowners who are contemplating any changes should contact the City of Lakewood to make sure they are in compliance with the building codes and requirements for building permits.
4. Seasonal decorative items may be put up 30 days before the holiday and must be removed within 30 days following the holiday. In order to maintain the warranty on the siding, soffits, and fascia, under **no** circumstance shall nails, screws, or anything that causes a puncture be driven into the siding, soffits, and/or fascia. Owners are responsible for any and all damage done to the building.

5. Subject to approval by the Board, all units shall have appropriate window coverings within sixty (60) days of occupancy. Newspapers, sheets, blankets, aluminum foil, or cardboard are not considered proper window attire and are expressly forbidden after sixty (60) days.

6. For Rent or For Sale signs may be displayed from the interior of the unit only. Only professionally printed signs may be used.

### **Snow Removal**

1. Contractors will come in and clear snow from sidewalks and driveways at the end of a storm that has accumulated approximately three (3) inches of snow or more. Homeowners are not authorized to call the contractor directly and should call the management company with any questions or concerns.

2. Cars cannot block access to driveways for snow removal equipment.

3. Homeowners are responsible for clearing snow from their doorways and fenced patio areas, and keeping their walkways snow and ice-free.

4. If icy conditions exist in the carport areas or other common areas, homeowners are urged to notify the property manager.

### **Trash**

1. All trash must be placed inside the trash dumpsters provided for collection. If children take out your trash, make sure they are instructed to place bags/boxes inside the dumpster and **not** on the ground. The trash company makes every effort to pick up items left outside the dumpster areas. Please do not block access to the dumpsters or the area inside the dumpsters with large items. Please note that the association can be charged extra fees for pickup of large items. Kipling Klub does not offer recycling options, however, the City of Lakewood has a recycling center located at 1050 Quail Street at the City of Lakewood shops.

2. All trash, garbage, and other refuse must be kept inside the fenced patio areas until disposed of at the dumpsters. No trash containers should be stored in carports.

### **Noise**

Residents and their guests shall not allow loud noise from radios, TVs, musical instruments, amplifiers, or any other devices that disturb neighbors. In the case of domestic disputes or loud parties, ANY resident may call the

police for assistance. Lakewood Police non-emergency phone number is: **303-987-7111**.

### **Safety**

1. Anything left on the common area including, but not limited to, vehicles, toys, pet tethers, hoses, etc., can be removed or disposed of without notice to its owner, and any expense charged to the owner.
2. No motorized vehicles shall be driven on the community sidewalks, grass areas, tennis court, planters and/or stone areas. Use of skateboards on the inner common sidewalks or steps is prohibited. Please make sure your children are informed.
3. Children should not play in the drives because of the moving traffic.
4. No fireworks, as defined by the State of Colorado, or firearms may be discharged on premises.
5. Only authorized personnel are to be on community roofs. Anyone in violation of this rule will be subject to fines and penalties and the Association will not be held liable for any injuries.

### **Swimming Pool**

1. The swimming pool is for the exclusive use of Kipling Klub residents, their families and their **accompanied** guests – maximum of four per unit. Owners who are delinquent on their account shall not have access to the Kipling Klub pool. To obtain a pool key, contact the management company.
2. Proper bathing attire ( no cut-off jeans, street clothes, no diapers, etc.) is required. Infants/Toddlers must wear appropriate swimwear in the pool.
2. Pool hours are 9:00 a.m. to 9:00 p.m. Sunday through Thursday and 9:00 a.m. to 10:00 p.m. Friday and Saturday. The pool is open from Memorial Day through Labor Day.
3. No person(s) may prohibit any other user from the legitimate use of the pool. The pool may not be reserved for private use. No games or activities are permitted in the pool which would deprive any part of the pool from common use. **No pool parties**. Pool furniture should remain on the pool deck at all times.



4. Children under 16 are not permitted in the pool without an adult.  
**Exception:** Resident children 12 to 16 years of age who can provide proof of passing the Red Cross Swimming Test may swim without adult supervision. Guest children must be accompanied by resident adult.
5. No running, horseplay or loud pool games in the pool or pool area. No bicycles, tricycles, roller skates, skateboards or other non-pool related equipment are permitted in the pool area.
6. No glassware of any kind; or grills of any sort are allowed within the pool area.
7. No radios, players, or TVs are allowed unless earphones are used.
8. Neither alcoholic beverages nor alcohol consumption are permitted in the pool area.
9. Obnoxious, drunk or disorderly persons may be removed from pool and pool area. ANY resident may call police for assistance. **Lakewood Police Phone #: 303-937-7111.**
10. Homeowners/residents are not allowed to adjust any pool equipment including the pool heater, filter, etc. All requests for adjustments should be submitted to the Management Company.
11. It is the responsibility of each resident using the pool to clean up after themselves. Trash containers are provided.
12. Persons will swim at their own risk. No lifeguard will be on duty and the gate should be kept locked at all times. Gates should not be left open for any length of time.
13. Smoking or use of other tobacco products is NOT permitted in the pool area. If you step out of the pool area to smoke, please keep the gate closed. Please dispose of all cigarette ashes/butts in trash containers provided.
14. No pet of any kind is allowed in the community swimming pool or within the pool area.

### **Clubhouse Rental Rules**

If you wish to reserve the clubhouse, please call the management company to check dates of availability and to make your reservation.

The deposit is \$125.00 payable in two checks, one for \$100.00 for a damage deposit and the second for \$25 for the use of the clubhouse. The \$100.00 check will be refunded if the clubhouse is left clean and in good condition; the \$25.00 check is non-refundable. The management company will make arrangements for you to obtain a key before your scheduled reservation and instruct you as to where to mail your checks (payable to Kipling Klub Townhouses).

When the key is returned and it is confirmed the clubhouse is clean and in good condition, the \$100.00 check will be returned to you. **Please Note:** The Clubhouse is a non-smoking building and alcoholic beverages are not permitted when renting the Clubhouse.

### **Rental Units**

In cases where residents of Kipling Klub are leasing a unit from another individual or agent, the owner must provide copies of any documents regarding all rules and regulations. If a tenant receives a fine or penalty for violating the KKTH rules and/or regulations, the owner will be responsible and liable for those as per the information provided in that section. Unit Owners shall provide the management company with name of tenant and a contact phone number.

### **Fines and Penalties for Violation of the Rules and Regulations**

Penalties and fines are imposed for situations involving violations that occur or continue to occur. They may be modified or adjusted by the Board of Directors depending on individual circumstances. If you are assessed a penalty or fine, you have the right to a hearing to contest the violation. You must notify the Property Manager of such hearing prior to the next scheduled Board meeting.

1. The First Offense: A written warning to the member in violation, describing said violation and suggested compliance. A \$25 fine may also be levied.
2. Second Offense: \$50 fine.
3. Third Offense: \$75 fine.
4. Fourth Offense: \$100 fine and in the case of pets, mandatory removal from the complex.

These fines are due and payable within 30 days of notification. If such fines are not received within that time period, a \$10.00 fee may be assessed the first month. If the fine and fee are not received within 60 days of notification, a \$25 fee may be assessed for the 2<sup>nd</sup> month and each subsequent month until the fine has been paid in full. Standard collection procedures apply.

If you have questions regarding any of these rules or regulations, they can be addressed to the board at any Homeowners Forum at the monthly board meetings which are held the 3<sup>rd</sup> Monday of each month at 6:30pm in the Clubhouse, unless otherwise noted.

Please note these Rules and Regulations are based in part on Kipling Klub Townhouses Bylaws and Declarations.

## Kipling Klub Townhouses Pool Rules

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