

Fox Crossing Condominiums

at Ashcroft Heights

TO ALL NEW RENTERS:

As Property Manager for Fox Crossing Condominiums, we would like to take this opportunity to welcome you to the community. This is a covenant controlled community which is governed by a homeowners' association. As such, there are rules and regulations, along with specific guidelines, that have been developed for the benefit of all residents.

As a renter, rather than an owner, it is important that you comply with all of the covenants that have been put in place with regard to Fox Crossing. We ask you to review all of the attached documents to familiarize yourself with the rules, regulations and guidelines of Fox Crossing Condominium Association.

Included in this packet for your information are the following documents:

- Renter's Rules & Regulations
- For Your Information (general)
- Recycling Information
- Forms
 - o Satellite Dishes
 - o Tenant/Pet registration

Again, welcome to Fox Crossing. If you should have any questions or concerns regarding the information included, please don't hesitate to give us a call at 970-392-9657. We will do our best to answer any questions you may have.

Sincerely,

Meg Lowe, CMCA
Greeley Community Management
meg@gcmhoa.com

Fox Crossing Condominiums

RENTERS RULES & REGULATIONS

Effective August 1, 2007

1. **The posted speed limit throughout Fox Crossing is 15 MILES PER HOUR.** For your safety and the safety of your neighbors, and the children living within the Community, we ask that you comply with this speed limit.
2. There is to be **NO PARKING** in areas designated as a Fire Lane/Tow-Away Zone throughout the Community. All violators will be ticketed and towed at their own expense without exception.
3. **A satellite dish is not permissible for this unit without the direct written consent of your landlord or property manager, the Board of Directors, and the Property Manager.** The building is pre-wired for cable television and this is the preferred method of television viewing in all rental units. If a satellite dish is desired, a request must be made to the landlord/property manager to be submitted by them and the dish cannot be installed during the 30-day waiting period required for approval from the Board and the Property Manager. A \$50 damage deposit to the HOA is required for all dish installation to cover cost of repairs to the unit upon the renter's departure from the community.
4. Decks and/or garages are **NOT** to be used as a storage unit for furniture, boxes packed with items, etc. All garages are to be used for vehicle parking and minimal storage of personal effects.
5. All pets (i.e., dogs, cats, birds, snakes, etc.) **MUST BE REGISTERED** with the HOA. If you have not already done so, please call 392-9657 to register all pets within your residence. If a homeowner is pet sitting or temporarily caring for an animal for a time of less than one week, registration of the pet is not required but notification to the HOA is recommended.
6. Pet owners **MUST** clean up after their pets and all pets **MUST** be on a leash when walking through the Community. A fine system with regard to violations has been implemented and the first violation will result in a warning from the HOA. Any subsequent violations will result in the pet owner paying a clean-up fee as well as a severe fine levied by the Association. Continuous violation of this rule could result in the revocation of an Owner's right to house a pet within the Community in accordance with Section 6.4 of the Covenants. Residents are encouraged to report violators to the Property Manager. All such reports will be considered anonymous.
7. **With the exception of an American flag, NO** exterior decorations may be hung in any way that damages the roof, siding, firewall, or exterior of any unit and/or porch. All costs incurred by the Property Manager to repair such violations will be billed to the resident or landlord of the specific Unit.
8. **NO CHARCOAL GRILLS** – full-sized gas grills are allowed on **ONLY** the ground floor units, and those grills must be placed 10 feet from any combustible materials when in use. **Upper level units and ground floor units that do not have the ability to place a grill in accordance with the fire code are allowed to have either a table top gas, or electric, grill on the decks of those units.** City of Evans fire code section 308.3.1.1 prohibits propane gas tanks larger than 2.5 pounds for any gas grill in a multi-family community. A violation will result in a warning from the HOA and/or possible citation from City Code Enforcement.
9. Large items such as furniture, appliances, mattresses and box springs, etc. are **NOT ALLOWED** to be placed in the dumpster huts for pick-up by the trash company. If caught and reported, said resident will be fined the amount charged to HOA for removal. Also, boxes larger than 12x12 inches in size need to be broken down and flattened when placed in trash dumpsters or recycling dumpsters.
10. Vehicles of any kind are not allowed to be parked in the community, without moving, for more than a period of two weeks. At that time, the vehicle will be considered abandoned and will be tagged for towing at the owner's expense. Boats, trailers, campers and non-running vehicles of any kind **CANNOT** be parked and/or stored on the property in accordance with Sections 6.5(e) and (g) of the Covenants of the Association. Overnight parking will be allowed for the loading/unloading of campers and/or motor homes. Commercial vehicles used in an individual's daily employment will be allowed in the community, within reason.
11. Guidelines for satellite dishes and landscaping by residents are available from the Property Manager. Please contact them to obtain a copy of these guidelines before installing a dish or beginning a landscaping project of any kind.

For your information

GARAGES AT FOX CROSSING

Sections 6.5(c) and (d) of the Fox Crossing covenants state clearly that a garage attached to a specific unit is not to be used for any manner of storage, living area or workshop without the express written consent of the Board and Property Manager. Garages are to be used for vehicle parking **ONLY**, with minimal storage of personal items.

If you are doing any of the above and have not received prior consent from the HOA, you can be fined for being in violation of the covenants.

Also, in accordance with Amendment 2 to the Covenants, residents with garages are allowed to park a single vehicle behind the garage in their respective driveway(s) to allow for more Common Element parking (see below).

Should you have any questions regarding this matter, please call the Property Manager at 392-9657.

BARBECUE GRILLS

Grills are welcome within Fox Crossing but must meet the criteria set by the City of Evans Fire Code.

City fire code 308.3.1 states that "charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction."

Charcoal and wood burning grills **are banned** in Fox Crossing. Ground level units that do not have an enclosed patio may retain full-sized gas grills, but with the following caveat: when using the grill, it must be placed a minimum of **10 feet away** from any combustible materials, including the building, as indicated above.

Upper and lower level units with closed decks are allowed to use **tabletop or camping style gas grills only** with a maximum propane tank not to exceed 2.5 pounds.

Electric grills are permissible throughout the community on both upper and lower decks.

Contact the Property Manager at 392-9657 for further clarification.

CATS AND DOGS

The City of Evans Municipal Code 6.04.020 states emphatically that:

"A. All animals shall be kept under control. No owner shall permit such animals to run at large within the city. If any animal is found at any place within the city other than upon the premises of its owner, the owner is presumed to have violated this section.

"B. Dogs. A dog shall be considered running at large when it is neither on the premises of the owner nor on a leash ten feet or less in length, attached to the dog and held by, or tied to, a person.

"C. Cats. Any cat found at any place within the city other than upon the premises of its owner shall be deemed to be running at large if such cat is not under control of some responsible person by some form of physical restraint."

In addition, Fox Crossing has imposed a severe fine system for those residents who do not pick up after their pets. For further clarification of this fine system, please contact the Property Manager at 392-9657.

COMMON ELEMENT PARKING IN FOX CROSSING

Common Element parking in Fox Crossing is on a first-come, first-serve basis for residents. Amendment 2 to the Covenants states that "those Units without garages shall park no more than two vehicles per Unit in the Common Element parking spaces, with the exception of three-bedroom Units allowing for one vehicle per bedroom in those specific Units, without the express written consent of the Board of Directors." It has become necessary for some buildings to have reserved parking spaces assigned – one space per unit – and those spaces are for residents only. Guests are required to leave those spaces open at all times. A vehicle parked in one location for more than 2 weeks will be considered inoperable and/or abandoned. The Property Manager has the authority to have that vehicle towed at the owner's total expense.

FOX CROSSING'S RECYCLING PROGRAM INFORMATION

In response to the overwhelming acceptance of our recycling program, there are now two recycling dumpsters here in Fox Crossing, and they are located in the dumpster hut along 37th Street between 3672 and 3740 Ponderosa Court as well as in the hut located between 3601 and 3613 Ponderosa Court. When disposing of your recyclables, it is important to make sure you are placing them in the proper receptacle; so look for the black and white "Recycling Instructions" label on the recycling dumpster. Currently, we are seeing trash being placed in the recycling dumpster and vice-versa.

Please review the list below from Waste Management as to what can and cannot be recycled. It is important to remember that to assure maximum use of the recycling dumpster for other residents any cardboard boxes over 12" x 12" **MUST BE BROKEN DOWN.**



**Recycle
America**

Single Stream Recycling Program

*What's **recyclable** in our program:*

RECYCLE THESE!

TRASH THESE!

Glass Bottles and Jars	Candy Wrappers
Plastic Bottles	Carbon Paper
Aluminum and Tin Cans	Carpet or Cloth
Cardboard Boxes	Food Soiled Cardboard
White and Colored Paper	Food or any Organic Waste
Newspapers	Liquids
Books	Plastic Bags and Saran Wrap
Magazines	Plates or Dishes
Junk Mail	Used Paper Cups and Paper Plates
Envelopes	Used Paper Towels
Brochures and Pamphlets	Used Tissues
Coated Paper	Waxed Cardboard
Computer Printouts	Waxed Paper
Carbonless Receipts	Wet or Soiled Paper
Manuals with Glue Bindings	Styrofoam
File Folders	

Wire & Plastic Spirals, Staples, Post-It Notes,
Paperclips & Stamps do NOT need to be
removed before recycling.

**Fox Crossing Condominiums
Satellite Dish Approval Form**

This form is to be used for submittal of a request to install a satellite dish

Name of Owner: _____

Name of Tenant: _____

Address: _____

Home/Cell Phone: _____ Daytime Phone: _____

Description of location where dish is to be placed: _____

Please remit this form to: Fox Crossing Homeowners' Association
c/o Greeley Community Management, LLC
1813 61st Avenue, Suite 101
Greeley, CO 80634
Fax: 970-392-2984

A tenant in a condo must have approval of the owner to install a dish, and the request for installation must be made by the owner rather than the tenant. Please allow up to 30 days for a response to your submittal. If you have any questions about the submittal process, please contact Greeley Community Management at 392-9657.

NOTE: A non-refundable damage deposit of \$50 is required upon approval of this request to cover cost of repair(s) to the structure upon removal of the dish.

Deposit has been paid: Yes _____ No _____

Recommendations: _____

Date of Approval:

Approval:
Fox Crossing Homeowners' Association.

By: Carol LeMay, Board Member

Fox Crossing Condominium Association

Information Request – Tenant

Property Address _____

Name of Owner(s) _____

Phone/Email for Owner: _____

Current Tenant Name(s):

Current Tenant Phone Number(s):

Current Tenant E-mail Address:

Management Company (if used):

Management Company Phone/Email:

Pets: Please describe

Please return this sheet by mail, fax or email to:

brady@gcmhoa.com

Greeley Community Management

1813 61st Ave. Ste. 101

Greeley, CO 80634

Fax: 970-392-2984

Thank You!