

WILDWOOD'S CURB APPEAL POLICY

Curb Appeal, Pets, Quiet Hours, etc...

The Wildwood HOA is providing this amended Curb Appeal Policy so that all owners, residents, tenants, and property managers are in compliance with the following Wildwood Policy. This Policy is subject to change over time and will be evaluated periodically by the HOA's Board. Questions relative to this Policy should be directed to the Board in order to mitigate any potential misunderstanding. All tenants shall be informed of this Policy by unit owners. ***Owners are responsible for notifying the tenant as well as their property manager, if applicable of all policies and for ensuring compliance.*** Owners shall receive a written or email notice of any violation with the owner being responsible for correcting the situation personally or through his/her management company, if applicable. Further actions are outlined in the enforcement section.

Effective immediately:

QUIET HOURS: Quiet hours are from 9 p.m. to 7 a.m. Monday through Thursday, and 10 p.m. to 7 a.m. Friday through Sunday.

SPEED LIMIT: Please drive slowly (10 miles per hour) and cautiously throughout the community as we have children at play and more units occupied, which increases traffic and the danger of accidents.

PARKING: Please park in your designated parking spaces. Do not park in the middle of the streets as it may impede emergency services. Cabanette guest traffic may park along the island near the gazebo area if additional space is needed. Parking by the cabins should be in your garage, carport, or driveway, but **not** in front of your residence in the roadway or your neighbor's space(s) or on any grass areas.

PETS:

DOGS: The following policies apply to all residents and visitors with dogs within the boundary of Wildwood:

- Dogs are to be leashed at all times per City of Gunnison ordinances. This will be strictly enforced at Wildwood. An exception may be made for cabin owners that have installed a **Board approved** invisible electric fence, at the owner's expense. Animals should **never** be allowed to run loose or left unattended.
- Dog owners are required to clean up after their animal on a daily basis and dispose of waste in the trash dumpster. Wildwood has now installed pet waste service stations across the property making clean-up and disposal of dog waste very convenient. The dog walk area is along the south side of the property (Tomichi Avenue). All other green spaces, common elements are **not** for pet latrine purposes. A sign has been installed near Wildwood's entrance to remind residents/tenants/guests. Owners who have "grandfathered" fences are responsible for the area within their fenced yards, and must keep waste picked up and removed to avoid dog waste odor and detraction from the Wildwood curb appeal.
- Excessive dog urine may damage our community grass areas. Dog owners should accommodate for this and ensure that the grass surrounding their property is not damaged by excessive dog use.
- Dog owners must be considerate towards their neighbors when leaving their pet unattended, day or night. It is your responsibility to ensure that your dog does not bark when unattended.
- Aggressive dogs will not be tolerated; Animal Control will be contacted immediately when dealing with aggressive animals.

CATS: Cat owners are responsible for their animal if it spends time outdoors. Cats also have the potential to impact neighbors. Cats are treated similarly to dogs:

- Cat waste should be cleaned up on a daily basis; cat urine is especially volatile and animals should be discouraged from using common areas or neighboring properties as latrines
- Aggressive cats should be monitored closely to ensure that fighting does not occur with neighboring cats
- Cat owners should be mindful of their animal's behavior when in proximity to bird feeders. Cats indiscriminately hunt and kill songbirds at bird feeders. Predation of birds will not be tolerated.
- Cats often use landscaping, primarily trees, for scratching posts. Owners should be mindful of this behavior and provide artificial scratching posts when necessary.

OUTSIDE STORAGE: The appearance of all walkways, carports & porches is integral for maintaining curb appeal. We encourage all owners to evaluate their spaces and consider how the condition of their exterior reflects on our community.

OUTSIDE STORAGE – Cabinettes

Keep walkways uncluttered and passable. The following named items **MAY** be stored outside: Traditional outdoor patio furniture is permissible as long as the walkway is passable. Other types of furniture, except HOA owned white plastic chairs, are not allowed, i.e. potting benches, dressers. No charcoal/gas grills may be used on the walkways; electric grills are permissible. BBQ or gas grills may be used in the common areas near the gazebo. Use of the two community grills is encouraged, and need to be cleaned after use.

The following may **NOT** be stored on the cabinettes' walkways, nor **ATTACHED TO THE OUTSIDE WALLS:** recreational items (bikes, kayaks, snowboards, etc.). Bike racks are available at the gazebo.

OUTSIDE STORAGE – Cabins

In a tidy fashion, the following named items, **MAY** be stored outside: BBQ grills, traditional outdoor patio furniture, outdoor children's toys (such as sandboxes, etc.), bicycles, wood pellets or neatly stacked firewood, garden hoses and gardening supplies, outdoor flower pots, hanging flower baskets, and traditional bird feeders/baths. In some instances, tarps may be used for storage of approved items as long as they are in good repair.

The following named items, but not limited to this list, **may NOT** be stored outside at any time: auto parts, old or spare vehicle tires, unlicensed vehicles/ non-operable vehicles, trash, stockpiles of materials, appliances, and household furniture (couches, desks, etc.) – This also includes items stored underneath the porches.

If any owner has questions regarding storage, either for themselves or a tenant, please direct the question(s) to a Board member **BEFORE STORING or PUTTING OUT FURNIURE, ETC.**

OVERFLOW PARKING BEHIND EAST CABINETTES

Overflow parking is available behind the east cabinettes, preferably behind the occupied unit. No large campers or RV's may be parked in these spaces. All vehicles must be operable. This parking is not to be used for working on vehicles, boats or any other type of recreational equipment. Some short-term "storage" may be allowed, however, this arrangement should be discussed with the Board prior to placing any equipment. This area must be neatly maintained and may not impede snow plowing/snow

storage. This area will be monitored for compliance with the Curb Appeal Policy and, if necessary, owners will receive notification of non-compliance and possible fines. Any equipment stored/parked here will be at the owner's risk should snow storage/snow removal damage any equipment or gets blocked in by snow.

TRASH SERVICE/DUMPSTER BINS: Dumpster bins are to be used ONLY by the current residents at Wildwood. The HOA has installed signs stating the dumpsters' usage. You may make special arrangements with the City of Gunnison at 970-641-8070 to come to your unit for large item removal and they will bill you directly. We encourage you to donate to a local charity and recycle as many items as possible at Gunnison's local recycling center. This is beneficial to the ENTIRE community.

HOSES/IRRIGATION SYSTEM: Wildwood's irrigation water is non-potable. Please do not drink the water from hoses connected to irrigation lines. Please do not remove the water hoses.

WIFI, CABLE or SATELLITE WIFI, satellite or additional cable services may be added at the owner's own expense, with Board approval before installation. There may be NO installations on any of the metal roofs.

UNITS FOR SALE OR RENT: Owners/real estate agents, a FOR SALE or FOR RENT sign may be posted in the front yard or window of a property, however, not at the two Wildwood main entrances. Please do not attach signs to fences, poles, trees, or other common areas as these detract from the look of the community.

RENTAL UNITS (Cabins/Cabinettes): The owner of a unit is responsible for making the tenant aware of these policies. The current HOA Board and HOA Management Company should be provided the names and contact information of the off-site property management personnel. Off-site property managers are responsible for providing the current Board with the information they present to their tenants, particularly if you are the owner of the property. Incorporation of these policies into your rental agreement is advisable. Follow-up may occur to ensure that tenants are aware of their responsibilities. All tenants must comply with all policies with consideration to their unit, as well as surrounding common elements including porches, walkways, and the areas behind cabins/cabinettes.

EXTERIOR PROPERTY ALTERATIONS (CABINS):

All substantive exterior property alterations or improvements should be presented to and approved by the Board **before** a project begins, as contained in the Declarations, Article 12. Those alterations might include, but are not limited to, construction of porch railings, window flower boxes, shutters, lattice installations, flower beds, or patios; landscaping that encroaches on common elements, children's play structures or improvements/alterations that would be attached to the structure. Communication and collaboration with the Board as well as your neighbors will maintain a respectful environment and high curb appeal standard.

1. The Board appreciates your diligence and conformance to these policies for promoting a positive, respectful community for years to come. The current size and diversity of our community makes enforcement of these policies paramount, therefore it is necessary to provide the HOA with a set of predictable and consistent enforcement measures. Our hope is that most issues can be resolved through basic dialogue; however perpetual infractions will result in more substantial penalties that may include assessments and/or law enforcement intervention.

FAILURE TO COMPLY with the policies presented in this document will result in the following actions by the Board:

1. The owner will receive an email notification of non-compliance, a phone call if no email and a request to correct the situation. The owner shall have seven (7) days from the date of notice to rectify the problem.
2. If non-compliance persists, the owner will receive a second email notice or written notice, if applicable, which shall be sent on the seventh (7th) day after the expiration of the initial seven day notice with notice of an assessment against the owner. A \$50.00 assessment will be imposed for each instance of non-compliance; this includes a \$50.00 assessment for pet waste pick-up per individual occurrence. The owner is responsible for compliance and informing the property manager and tenant of all policies. Assessments will be added to the owner's monthly HOA dues and are due and payable upon receipt. Any late fees shall be accrued per the HOA Declaration and/or the HOA's Responsible Governance Policies. A final three (3) days' notice will be provided to the owner for non-compliance following the second notification. If there is still non-compliance after three (3) days, the assessment amount will increase to \$150, which will be assessed to the owner each week until compliance is reached. When necessary, local authorities may be contacted.

Questions related to this Policy, should be directed to the Board. Thank you for taking the time to review this document, and for your commitment to our community.

Wildwood HOA Board of Directors

Amended 3-31-18