

Walnut Grove Homeowners Association Inc.

Managed by
Colorado Management & Realty

Walnut Grove Rules and Regulations:

1. All homeowners and/or tenants must be aware of and agree to comply with the Walnut Grove's Covenants and Rules and Regulations. If you are a landlord, it is your responsibility to communicate these Covenants and Rules and Regulations to your tenants. Any violations/fines will be sent to both tenant and landlord, but the owner is ultimately responsible for any such fines.
2. Maintenance of our common areas: It is prohibited to leave any trash or debris in any of the common areas. Pets must be kept on leashes at all times and you must pick up after your pet. Pet stations have been installed at the path entrance on Johnson and the open area at 107th Drive/Hoyt that have baggies and trashcans to assist in picking up after pets.
3. Maintenance and care of landscaping: All Residential Sites shall at all times be well maintained, kept in a good state of repair, and in a clean, sightly and wholesome condition. This includes, but is not limited to, the maintaining of lawns and disposal of pet droppings on a regular basis. Lawn watering must comply with the City approved watering restrictions. If there is an excess of weeds or the grass is too long, not only is this a Covenants / Rules & Regulations violation, it is also a City of Westminster code violation.
4. General outside appearance: All windows should be covered with an appropriate window covering, of a neutral/earth tone appearance from the exterior of the home which has the ability to cover the entire window in all habitable rooms and the front window on the main level of the home.
5. Noise disturbances including but not limited to: loud noises, loud music, loud cars and habitual barking dogs (habitual is defined as more than 15 minutes at a time) that disturb the enjoyment of life for the community. Noise levels shall be reduced between 10PM and 7AM in accordance with City Ordinances.
6. Cars in driveway: No unlicensed or nonoperational vehicles can be parked in the driveway. All vehicles must be operational and be moved every 7 days.
7. Trailers, camping trailers, boat trailers, hauling trailers, boats, self-contained motorized recreational vehicles, or other over-sized types of vehicles or equipment may not be parked within the community for more than 72 hours. No parking of semi/tractor trailers in the neighborhood for any period of time. Trailers, camping trailers, boat trailers, hauling trailers, boats, self-contained motorized recreational vehicles, or other over-sized types of vehicles or equipment may not be used for occupancy at any time.
8. Garage doors shall be kept closed except during cleaning, child play or other activities.
9. Personal vehicle repairs shall only be made in your garage.
10. Trash Cans –Trash cans must be stored out of sight (e.g. in the garage). All trash and recyclables should be available for pickup by 7a.m. on Friday mornings and brought in by 7pm on Friday evenings. All loose items should be bagged or bundled.

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11. Trash Disposal and Recycling – Trash disposal services, are provided for all Walnut Grove Residences through a contract with Waste Management of Colorado. Trash containers and recycling containers must be stored out of public view, i.e. in the garage. All rubbish, trash, garbage, grass clippings and other debris shall never be visible from neighboring property except on trash collection day. All trash that will not fit in a container must be bagged or bundled prior to placement curbside for pick up. Pick up for trash and recycling is normally on Friday. Trash may be placed at curbside no earlier than 6:00 P.M. the evening before trash pickup and all containers returned to your garage or other established out of public view location promptly after pick up, but no later than the evening of the pick up.

Discarded large items such as household items, sofas, mattresses, appliances, water heaters, carpet, construction materials, etc. must be disposed of by the homeowner, contracted service, or renter by special arrangements with Waste Management. Waste Management, Inc. is closed New Years Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, and Christmas Day. Walnut Grove's regular pick up schedule may be altered during holiday periods. Walnut Grove encourages recycling and Waste Management offers a recycling program, which is included in each homeowners trash pick up service, for aluminum, newspapers, magazines, junk mail and plastic. Items need to be sorted and may be placed in a single container. Please call Waste Management directly at 303-797-1600 for more details regarding recycling and to purchase recycle containers.

12. Barbecue cookers and grills must be stored and used in the back yard. Flags, according to Federal or state statute, American Flags will be permitted. Banners & holiday decorations may not be permanently installed, and should not be put up more than 30 days prior to a holiday and must be removed within 30 days after the holiday.
13. Staining and Maintenance of Fences - All wood fences, within view of public walkways, shall be prepared according to manufacturer's instructions and stained with one of the approved products and colors as listed below. Homeowners along the 108th open space path must stain all wood fence surfaces within view of the trail. If you wish to use another product or color that is not on this list, you must submit an architectural application to the Design Review Committee as outlined in the Walnut Grove Design Guidelines. Wood fences shall be stained every three years.

New wood fencing and replaced fencing shall be stained within 3 months of replacement/installation.

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Behr Deck Plus

1. Semi on Cedar -- Cedar Natural tone
2. Semi on Pressure Treated Green -- Cedar Natural Tone
3. Semi on Pine -- Cedar Natural Tone
4. Semi on Redwood -- Cedar Natural Tone

DWF - UV5 Premium Penetrating Wood Finish

1. On Pressure-Treated Wood -- Natural or Cedar
2. On Cedar Wood -- Natural or Cedar

Thompson's Water Seal Clear Wood Protector

Thompson's Water Seal Advanced --Sheer Natural Cedar

Preserva Wood Penetrating Oil Stain and Sealer -- Cedar or Red Cedar

14. Exterior Painting - The Design Review Committee (DRC) must approve all exterior paint jobs before the painting begins, whether it's the existing color or a new color. Color makes a first impression and can enhance curb appeal and marketability. The color scheme choice should be different then the neighboring house or the house directly across the street as determined by the DRC.

Pre-Approve Color Schemes

Walnut Grove has a pre-approved professional color-scheme guide available for homeowners review. Only body colors, trim colors and accent colors in the approved color scheme are permitted. A list of colors, with color codes taken from Kwal Paints, is available in the Walnut Grove Color-Scheme Book. While it is not required that you purchase your paints from Kwal Paints, you must match the color by color code from their paint palettes. An appointment to review the color-scheme book can be made by calling the management company.

In order to keep Walnut Grove current in appearance, new colors may be added as need and older colors discontinued. If you choose one of the existing colors, you may continue to use the color. However, as colors are discontinued, requests to use that color may not be approved by the DRC. All exterior paint must be submitted to and approved by the DRC prior to beginning the job. Jobs that are started prior to approval may be ceased until approval is obtained. If the DRC does not approve the color, the homeowner may be required to repaint at your own expense.

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Body	Trim	Trim	Accent	Roof
Downing Slate (8523M)	Threshold Gray (8802W)	White Solitude (CW057W)	Quasar Blue (8545D)	Antique Slate
Threshold Gray (8802W)	Downing Slate (8523M)	White Solitude (CW057W)	Blue Comet (8544M)	Sablewood
Elkorn Cactus (8654m)	Tequila (8672W)	White Solitude (CW057W)	Shipyards (8625D)	Weatherwood
Tavern Taupe (8673M)	Elkorn Cactus (8654m)	White Solitude (CW057W)	Pinedale (8655D)	Barkwood
Saltbush (8182M)	Burbury Beige (8671W)	White Solitude (CW057W)	Pinon Green (8176N)	Barkwood
Touchstone (8762W)	Gray Ashlar (8760W)	White Solitude (CW057W)	Odyssey Blue (8456A)	Sablewood
Hayseed (8220W)	Lulled Beige (8232W)	White Solitude (CW057W)	Old Porch (8636N)	Weatherwood
Steeple Gray (8624M)	Mushroom Basket (8712W)	White Solitude (CW057W)	Stone Lion (8653M)	Weatherwood
Weaver Bird (7760W)	Botany Beige (8221W)		Kindling Wood (8713W)	Weatherwood
Frontier Tan (8732W)	Botany Beige (8221W)	White Solitude (CW057W)	Blue Comet (8544M)	Weatherwood
Burma Buff (8201W)	Sienna Sand (8223M)	White Solitude (CW057W)	Stone Lion (8653M)	Weatherwood
Tobacco Road (8214M)	Burma Buff (8201W)	White Solitude (CW057W)	Gray Nut (8603M)	Barkwood

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Notice, Fine Schedule and Appeal:

- 1st violation: Written warning and a request for compliance with return receipt
- 2nd violation: \$50 fine with request for compliance
- 3rd Violation: \$100 fine with request for compliance
- Further action will be taken at the discretion of The Board for failure to comply

The violation procedure is as follows:

1. A violation form (which can be found at www.cmrdenver.com) has to be filled out in order to be received by Colorado Management & Realty Inc.
2. CMR will review the violation form and verify that the alleged violation is in compliance with any governing documents of the HOA
3. CMR will send out the notice of violation as follows:

1st Offense: Notice of Violation WARNING for compliance within 10 business days. On the 10th Day, if CMR has not received an appeal or response from the offending owner/resident, CMR will follow up with the person who submitted the complaint to see if violation persists. If violation persists, the first fine will be automatically imposed.

2nd Offense: Fine notice will be sent indicating the amount of the fine and the right to appeal (amount will be according to the HOA fining schedule). The fine will be imposed after the appeal procedure has lapsed..

Any additional fines will be imposed with additional complaint forms submitted to the management company.

3rd Offense: If the same violation occurs within the next 12 months a second fine notice will be sent indicating the amount of the fine and the right to appeal (amount will be according to the HOA fining schedule) will be imposed after the appeal procedure has lapsed..

4th And on going offenses: If the same violation occurs within the next 12 months a third fine (amount will be according to the HOA fining schedule) will be imposed after the appeal procedure has lapsed..

If the violation has not been corrected after the 4th notice the cumulative of the third fine will be imposed for every occurrence and further action will be taken at the discretion of The Board for failure to comply.

4. Appeals: An appeal must be submitted in writing only, within 10 business days from the date of the notice of violation letter. An owner (or resident, by written consent of owner) shall have the right to appeal any notice of violation and/or fine by appearing at a regular Board meeting. Information on the next scheduled Board meeting can be obtained from CMR by calling 303.433.2325

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