

# ***Welcome to Redbuck At Sorrel Ranch***



## **Welcome new homeowners!**

Congratulations on your new home in the Redbuck community.

On behalf of the Redbuck Homeowner's Association, we would like to welcome you and provide some information for you in hopes that it may answer questions and provide you some assistance.

Colorado Property Management Group Inc.(CPMG) is our contracted property management company and we have an HOA Board of Directors that is comprised of homeowners in our community.

It is important that as a new homeowner you become familiar with some of our links, email addresses, rules & regulations, etc.We hope this packet provides you with an easy to read, streamlined version of the information contained in our declarations, bylaws and governing documents. The entire set of documents is available for you online at the CPMG web site, listed for you in the following pages.

Again, a warm welcome from the HOA Board of Directors!

# List of local emergency numbers, CPMG contact information and other important numbers

In an emergency dial 911 with specific location and/or building number

## **Aurora Police Department**

23911 E Arapahoe Rd  
(303) 627-3200

## **Aurora Fire Station 13**

23911 E Arapahoe Rd  
(303) 326-8999

## **CPMG – Colorado Property Management Group**

Office: (303) 671-6402 ext. 23  
Debra Vickrey  
Association Manager Email: [debra@WithCPMG.com](mailto:debra@WithCPMG.com)  
Website: [www.WithCPMG.com](http://www.WithCPMG.com)

Please contact CPMG for maintenance requests, questions about the community or services provided, payment of fees, or items for the Board of Directors.

## **Waste Management (Trash)**

Service Day: **Tuesdays for regular trash and every other Tuesday for trash & recycling.**  
(303) 486-6110

Contact Waste Management for bin delivery for regular and recycled waste products. Regular pickup is covered by HOA fees. You must, however, arrange for the bin to be brought to your residence.

## **Xcel Energy**

[https://www.xcelenergy.com/start\\_stop\\_transfer/new\\_customer](https://www.xcelenergy.com/start_stop_transfer/new_customer)  
Website for new customers

## **HOA Fees/Assessments**

Details are listed at the end of the document

## Rules & Regulations from our Redbuck Declarations & Bylaws

***The Board of Directors is here to help our community and to uphold and enforce the provisions of the Declarations, the Rules and Regulations and bylaws of the Association.***

***These rules are intended to address health and safety concerns, afford an attractive, clean community and maintain safe public access to the amenities provided at Redbuck.***

As the BOD we understand that buying or selling a home is challenging, exciting and stressful. Not many new homeowners have time to read through all the Declarations and Bylaws that pertain to our community and your home.

Please make sure that you take the time to review the full documents so that you are aware of all the regulations when purchasing a home in this type of community. If you did not receive them at closing or misplaced them, they are available on the CPMG website for downloading.

Some terminology you should be familiar with:

**Condominium Unit** – generally means – a unit (either townhome or carriage unit) that is part of the Redbuck community and is governed by the declarations and bylaws. The Condominium Unit is comprised of your individual air space (interior of home) and your limited common elements. **It does not include** the common elements (areas shared by the community) or other elements owned by another homeowner or the community.

**Limited Common Elements** - generally means - those parts of the structure which are limited to and reserved for the exclusive use of the Owner. This shall include:

- (a) the balconies or patios,
- (b) the air conditioning equipment exclusively associated with or that provides service to a single Condominium Unit
- (c) the garage assigned to the Condominium Unit

**General Common Elements** – generally means – the hallways, staircases, stairwells, stairs, lobby areas, bicycle parking areas, telephone, mechanical, and equipment rooms and closets; exterior landscaped areas, driveways and other exterior areas, including any unassigned Parking Spaces located within the Buildings or the Project that are used by the community and is not exclusive to 1 homeowner. This does not include any stairs, staircases, or stairwells located solely **within** an Individual Air Space Unit.

Holiday displays, sport themed flags and other external decorations will be allowed per declarations and should be removed accordingly after the event or holiday period.

## What are the rules for changes to my home?

Any modifications to Limited Common Elements that a homeowner wishes to make to their Limited Common Elements, will need to be submitted to the BOD for approval with supporting documentation, bids, proposals, drawings or renderings of the work *PRIOR* to commencing the work with your vendor.

*Pursuant to sections 11.1, 11.2, 11.16 the maintenance and repair of limited common space is the responsibility of the individual unit owner excluding the painting and maintenance of the fence / partition and building exterior which shall remain the responsibility of the Declarant. This includes horizontal surfaces, plumbing, drainage, electrical and exhaust venting. All proposed projects / repairs shall be submitted to the HOA board for architectural approval prior to start of work as referenced in the HOA documentation.*

There are architectural guidelines that all homeowners must adhere to in order to maintain the aesthetic and structural integrity of our community.

Please make sure that if you plan on any changes that they meet our guidelines, Aurora city codes & regulations, that all documentation associated with any changes are provided prior to commencing work and that your vendor(s) are licensed and insured. Your vendor(s) documents must be provided along with all other documentation for review by the BOD.

Please check the CPMG web site for forms, specifications and design diagrams for detailed information.

## **Parking and other Vehicle Rules in our Community**

Parking is at a premium in our community!

Many homeowners have multiple vehicles making parking in our community a challenge. Please adhere to the Declarations for all sections referencing Parking, Towing and Garages.

Small commercial vehicles are allowed, at this time, to park in the driveway of the assigned unit. This does not include larger trucks that impede access to adjacent garages. Any vehicles that carry advertising of any kind are considered commercial vehicles and are not allowed in open parking at any time. Those vehicles that are in open parking will have a notice sent with request to park either in the garage or in the respective driveway. If violations persist with three notices, the owner will have fines assessed. This is subject to change as development in the community continues.

The following points are covered in detail in these sections of our governing documents:

<b>Section</b>	<b>Section Title</b>
5.3	Parking spaces and garages
8.15	Power to Adopt Rules and Regulations
8.16	Power to Enforce Declaration and Rules & Regulations
11.21	Vehicle Repairs
11.23	Trailers, Campers and other Vehicles

- I. Each Condominium Unit is allocated one (1) garage for the exclusive use of owner for a single vehicle
- II. The assigned garages are not to be used for storage of personal property other than a motor vehicle.
- III. Parking areas in our community are designated for Visitor Parking only. No unassigned parking spaces are for the exclusive use by any owner.
- IV. The BOD enforces parking regulations with the help of Maxx Towing Services for those in violation of any parking regulation to tow or cause to be towed illegally or improperly parked vehicles within the Redbuck community.
- V. No boats, campers, trailers, tractors, large trucks (commercial and having any advertising), towed trailer, snowmobile, disabled, junked, abandoned vehicle, motor or mobile home, recreational vehicle will be allowed to park or be stored within Redbuck community – except – for construction vehicles during construction on the property and temporary as required for loading or unloading.
- VI. The Association has the right to remove and store, at Owner's expense, any of the aforementioned vehicles mentioned in this section.

- VII. Parking/standing in fire lanes is prohibited by the HOA and City of Aurora
  - a. **Sec. 134-37. - Authority to impound vehicles** – municipal code of Aurora allows cars parked in fire lanes to be towed at owner's expense.
- VIII. Maxx Towing works within our Redbuck community making rounds 2-3 weekly inspecting, tagging and/or towing illegally parked vehicles that are either: Inoperable, expired tags, improperly parked, blocking others or vehicles that have not moved for 3 days or more.

### **11.21 Vehicle Repairs.**

No maintenance, servicing, repair, dismantling, or repainting of any type of vehicle, boat, trailer, machine, or device may be carried on within the Project, except within a Garage with the door closed so as to screen the sight and sound of the activity from adjoining public or private streets, other Condominium Units or any Common Elements. Any Owner, Related User or any other Person undertaking any such activities shall be solely responsible for, and assumes all risks of, such activities, including adoption and utilization of any and all necessary safety measures or precautions, including but not limited to, ventilation.

**No car maintenance is to be performed on any Common Elements or otherwise in violation of any provision of the Declaration, except emergency measures to start cars or change tires. Disposal of batteries or other maintenance items is the responsibility of the owner. Cost for disposal may be applied to homeowner fees if items are not disposed of in accordance with applicable regulations.**

### **ABANDONED OR INOPERABLE VEHICLES.**

No inoperable, unused, unregistered or abandoned vehicle shall be stored, parked, maintained or kept upon any part of the Project. A vehicle whose registration has expired and re-registration has not been accomplished during the 30 day "grace period" as defined by Colorado law shall be deemed to be unregistered, the Association shall have the right to exercise any and all rights or remedies provided in the Declaration with respect to such vehicles.

## **Fire Lanes**

**PARKING.** Parking in designated fire lanes, or stopping in fire lanes, is prohibited by 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 away without notice. The Association may also impose any fine or penalty permitted by the Declaration as a result of such violation, as well as to exercise any other right or remedy provided in the Declaration, including but not limited to towing.

***Parking is not allowed in the snow removal area during the period of November 1st through April 1st of each year. Vehicles parked in the designated snow removal area may be towed without prior notice to the owner by city ordinance.***

## **General Guidelines for our Community?**

Although we've highlighted some of the most common issues here, the list is extensive and should be reviewed in its entirety.

## Article 11 - Maintenance of Property

Common elements are shared by all in our community; therefore, any violation to our common elements will entitle the BOD to collect for all damages, repairs, attorney fees, costs, expenses incurred to repair and or restore those common elements back to their original state.

Air Conditioning and Heating Equipment shall not be placed, allowed, or maintained anywhere on or in a Condominium Unit other than those contained totally within the patio fence for such Condominium Unit, if applicable.

No noxious or offensive activity shall be carried on upon any property within the community, nor shall anything be done or placed thereon which is or may become a nuisance or cause an unreasonable embarrassment, disturbance, or annoyance to others.

No sound or odor shall be emitted from any property within the community which is noxious or unreasonably offensive to others. Without limitation to: exterior speakers, horns, whistles, bells, or other sound devices, other than security devices used exclusively for security purposes, shall be located or used in any Individual Air Space Unit or in or on any part of the community except with the prior written approval of the Board of Directors, and no loud or obnoxious sounds shall be emitted from any Individual Air Space Unit or part of the Project at any time.

No sign, poster, billboard, advertising device, or display of any kind shall be erected or maintained anywhere within the Project to be evident to public view, except signs as may be approved in writing by the Association. Full details described in Declarations section 11.14.

### **Repair of your water spickets, electrical outlet, air conditioning unit, replacement of your light bulb within your patio**

#### **11.1 Maintenance of Project.**

No property within the Project shall be permitted to fall into disrepair, and all property within the Project shall be kept and maintained in a clean, attractive, and brightly condition and in good repair. Maintenance, repair, and upkeep of all Improvements located within each Individual Air Space Unit (other than Common Elements) and all equipment or utilities installed or located within the Individual Air Space Unit or providing exclusive service thereto or therefor, and any service lines from such equipment to the Individual Air Space Unit, **including without limitation, all utility, heating, plumbing, air conditioning, and domestic water equipment and appurtenances**, to the extent such equipment and appurtenances are owned by said Owner, and maintenance of all landscaping, patios and fencing **within the Limited Common Elements** which are a part of such Owner's Condominium Unit, if any, **shall be the responsibility of the Owner** of the Condominium Unit. Maintenance, as used in this Article, shall include, without limitation, repair and replacement as needed, as well as such other duties, as the Board may determine necessary or appropriate to satisfy the Community-Wide Standard. All maintenance shall be performed in a manner consistent with the Community-Wide Standard and all applicable covenants.

### **Pets**

**PETS.** These rules are not included to replace any laws or regulations governing pets as published by the City of Aurora and/or the State of Colorado and such laws and regulations shall be observed and adhered to by this Association. Any such laws or regulations which are more restrictive than the provisions hereof or of the Declaration shall apply to the Project notwithstanding any provision of the Declaration or hereof to the contrary.

***It is the responsibility of homeowners for the care – and feeding of their pets as well as their behavior. Dogs are not allowed to bark continually as this is considered a disturbance to other owners in the community.***

Not more than 2 domesticated cats, or 1 domesticated cat and **1 domesticated dog** will be permitted in any one Condominium Unit. All pets, when in or on any Common Elements or outside of any Individual Air Space Unit, shall be controlled on a leash.

**No pet shall, at any time, be allowed to run free on the Common Elements, and they shall be kept away from all shrubs and trees.**

**Please curb your pet to areas to grass between sidewalk and street and not have animals use patches of grass between or close to buildings, in the interest of public health and the children that play in the community.**

**Damage to any area on the patio/balcony or limited common element or common area in the community from a pet shall be repaired at the owner/renters expense.**

**In addition, any solid waste deposited on the Common Elements (including Limited Common Elements) by the pet shall be cleaned up by the resident immediately.** Should a pet owner fail to dispose of animal waste *immediately*, the Board may call upon an independent contractor to do so. The landscape contractor will notify the Management Company of labor necessary to clean up animal waste so that the offending Owners can be charged for this labor cost.

No pet shall be tied or otherwise attached outside of any Individual Air Space Unit, garage, or Common Elements.

Pets of guests shall be the responsibility of the resident/owner whose unit they are visiting. Fines will be levied against the homeowner. The resident/owner is responsible for any and all damage caused by a pet.

No animal of any kind (including dogs and cats) shall be permitted (which is determined by the BOD) to make an unreasonable amount of noise or odor, to be offensive or hazardous, or to be a nuisance. All household pets shall be controlled by their owner and shall not be allowed out of the Owner's Individual Air Space Unit except when properly leashed and accompanied by the pet owner or his representative, who shall be responsible for collecting and properly disposing of any animal waste.

## **Storage on Patios**

**Patios, Porches and Balconies.** No patios, porches, or balconies, if any, which are a part of any Condominium Unit may be used for storage of any items, including but not limited to, bicycles, toys, tools or equipment, camping items, or exercise equipment which result in the patios, porches or balconies becoming cluttered or having an appearance which is inconsistent with the Community-Wide Standard. **The Board of Directors shall have the power to adopt Rules and Regulations from time to time restricting or limiting the use of such areas for storage and to remove items violating this Section 11.30 or any such Rules and Regulations.**

## **Violations**

**Violations of Law.** Any violation of any federal, state, municipal, or local law, ordinance, rule, or regulation, pertaining to the ownership, occupation, or use of any property within the Project is hereby



declared to be a violation of this Declaration and shall be subject to any and all enforcement procedures set forth in this Declaration.

## Board of Directors Rights

**8.2 Power and Duty to Manage and Care for Project.** The Association shall have the power and duty to manage, operate, care for, maintain, repair, replace, and improve the Project, including all landscaping, fire sprinkler systems, and the Buildings containing the Condominium Units (including the Condominium Units, but not including furniture, wall trimmings, additional or other personal property owned, supplied, or installed by Owners and located within the Condominium Units) and any property owned by the Association, to keep the same in an attractive and desirable condition for the use and enjoyment of the Members consistent with this Declaration and the Community-Wide Standard.

## Charcoal/Open Grills within our Community



Aurora Fire Rescue



City of Aurora

Fire Administration  
15151 E. Alameda Parkway, Suite 4100  
Aurora, Colorado 80012  
303.326.8999

Worth Discovering • [auroragov.org](http://auroragov.org)

## BBQs in Multiple Family Dwellings

Aurora Fire Rescue has adopted the International Fire Code, 2015 Edition, which states,

**308.1.4 Open-flame cooking devices.** Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.

**Exceptions:**

1. One- and two-family *dwellings*.
2. Where buildings, balconies and decks are protected by an *automatic sprinkler system*.
3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 2½ pounds [nominal 1 pound (0.454 kg) LP-gas capacity].

**This fire code prohibits the use of charcoal burners, chimineas, and other burners with the exception of gas grills. The patios and balconies are too small to accommodate the restrictions. The fire department does have the ability to inspect and level fines, and/or require court appearances for violations of fire codes.**

## Community Information

<p><b>Covenant Information</b></p>	<p>All governing documents are available for on the CPMG web site.</p>
<p><b>Architectural Committee Information</b></p>	<p>All modifications to the exterior of your property, including doors, security doors, gates, windows; must be submitted to the BOD for approval prior to beginning the project.</p> <p>Forms for submitting requests for approval can be found on CPMG website</p>
<p><b>Trash Collection</b></p>	<p>Trash Collection is every Tuesday          Recycling is collected every other Tuesday          Trash &amp; recycling containers are provided by Waste Management</p>
<p><b>Pool Information</b>   <b>Subject to change pursuant to city and state regulations and restrictions.</b></p>	<p>The pool is an amenity offered only to Redbuck residents and their guests. Max of 4 guests with prior notice. Parties are not permitted for the 2020 season at this time.</p> <p>Lokal residents will be able to access the pool as units are occupied. Costs will be shared on a per unit basis.</p> <p>Opening/closing dates will be announced in advance, depending on several factors including weather and local/state restrictions. Hours are 9:00 AM – 9:00 PM daily. Hours may be modified.</p> <p><b>Entry to the pool requires residents be in good standing (no balance owed on assessments or fees, or payment plans). Security access will be provided with key cards, one (1) issued per unit.</b></p> <p>Pool rules are posted at the pool. There is no lifeguard on duty at any time.</p> <p><b>Please be courteous and pick up your trash and dispose in trash bins around the pool area. Glass containers of any kind are not permitted.</b></p> <p>There is to be no alcohol, smoking or vaping in the pool area.</p>
<p><b>HOA Dues</b></p>	<p>HOA dues are to be paid directly to CPMG. Review their website for late fees, payment address and forms of payment.</p> <p><b>Our dues cover:</b> Association insurance, taxes, covenant enforcement, legal fees, financial management, association reserves, common area maintenance &amp; repair including landscaping, snow removal, trash collection, water/sewer, fire alarm maintenance, pool facilities maintenance and common area utilities.</p>