

Warren Square Condominium Association Rules & Regulations

If dumpsters are full? Do not place trash outside of dumpsters

Use the East/West end of complex dumpsters

If the dumpster you usually use is full, please use other one

No couches, furniture, appliances, or oversized items allowed

Please flatten down boxes to fit in dumpster

Fines will be imposed

Keep in mind trash day is Thursday & Friday on long weekends as Memorial Day, July 4th & Labor Day

No bird feeders allowed.

If the pool is locked do not enter. It is locked for a reason.

There is No Ball Playing of any sort in the in the courtyard. Tenants & Owners will be held responsible.

Children and adults are not to play in the rocked, landscaped areas. Warren Square pays for labor to keep up the courtyard, common areas and rocks. The mowing/snow blowing are hazards when rocks are present on sidewalks and in grass area. Also please keep rocks out of the pool.

No roller blades, bikes, chalk-writing, trash or cigarette butts are allowed on the landscape rocks, grass, sidewalks, patios, porches and steps. Any toys or personal belongs left out in common areas will be tossed. These are all insurance liabilities and cause damage to the common areas.

The only allowable items on your patio are patio furniture, gas BBQ's and planters - no toys, storage items or overstuffed furniture.

Please refrain from loud or boisterous noises in such a manner to disturb your neighbors.

Each pet owner is responsible for removing any droppings in common areas and pets at no time are permitted on the landscaped areas of the complex. We are located in the County and City of Denver and thereby must follow the leash law to keep all dogs on a leash when outside of your unit. The "barking dog" ordinance also applies to us as well, so please be considerate and keep your pets quiet.

Please park only in your assigned spot. Illegal parking will result in that vehicle being towed at the owner's expense.

The Association assumes no responsibility for damage or theft to cars or to any personal property on the premises.

No persons under 18 years old are permitted in the pool area without an adult. No diapered babies are allowed in the pool at anytime

The Board of directors reserves the power to establish, make and enforce compliance with such additional house rules as may be necessary for the operation and cleanliness of Warren Square.

Each resident is responsible for clearing the snow off his/her steps and/or porch and patio area.

No resident shall place any advertisement or posters of any kind in or around the complex except as authorized by the Association. There are bulletin boards in the laundry rooms and mailbox area for this purpose.

Fines & Rewards: Anyone not in accordance with the above rules will result in fines of \$50.00 to the tenant and \$50.00 to the landlord/owner.

THANK YOU, IN ADVANCE FROM WARREN SQUARE BOARD OF DIRECTORS

COLLECTION POLICY

1. Annual assessments are to be paid in monthly installments due on the first day of each month. The Executive Board, as provided in the Declaration and the Bylaws, determines the annual assessment. Any charges not paid within 10 days after the 1st day each month are considered delinquent. If the assessment becomes one month delinquent a letter will be sent out to either pay or contact to make payment arrangements. If no response is made to the letter, the matter is sent to the attorney for a lien and further legal action. Any late payment will accrue annually at 18 % simple interest on the outstanding balance due. The Association may file an Assessment Lien at any time there is a past due balance on the account. The Association may impose a late charge not to exceed \$25.00.
2. The Owner will be responsible for any returned check charges the association incurs and a \$20 return check fee.
3. The Owner will be provided with a notice prior to the Account being turned over to an attorney. The notice will state the following:
 - a. The total amount of the arrearage, with an accounting of how the total arrearage is determined;
 - b. Whether the opportunity to enter into a payment plan exists and instructions for contacting the association to enter into the payment plan; Payment plans for eligible owners can be made for payments in equal installments for up to six months, so long as the owner remains current with regular assessments.
 - c. The name and contact information that the owner may contact to request a copy of the owner's ledger to verify the amount of the debt; and
 - d. That action is required to cure the delinquency and failure to do so within 30 days may result in the account being turned over to a collection agency, a lawsuit being filed against the owner, the filing and foreclosure of a lien against the owner's property if the amount past due is greater than six months, and any other remedies available under Colorado law.
4. The Association is entitled to recover its reasonable attorneys' fees and collection costs incurred in the collection of assessments and other charges incurred on behalf of the delinquent Owner. These fees shall be payable

when incurred and will be charged as an additional assessment to the delinquent Owner's account. The Association is also entitled to recover attorneys' fees and collection costs through any collection action that the Association brings and is not limited to recovering such attorneys' fees and costs through judicial action. Reasonable attorneys' fees include any communications from the Association's attorney to or with the Owner.

5. Payments received will be applied in the following sequence:
 - a. Attorneys' fees and costs associated with the delinquent Owner;
 - b. Late charges, Fines and Interest;
 - c. Return check charges
 - d. Assessments
6. The Executive Board may ask for appointment of a receiver or a judicial foreclosure of the Association's lien to obtain payment of current assessments, past assessments, or preserve the property.
7. Any delinquency, as defined in the Association's Declaration, entitles the Association to an Assessment Lien on the Owner's real property and the Association, through its managing agent and/or attorney, may record such Assessment Lien with the County Clerk and Recorder's Office.