

## **Welcome to Nelson Farm Homeowner's Assn. Inc.**

### **Management - Colorado Association Services**

Colorado Association Services (CAS) offers a unique advantage to our clientele – the chance to have local contact with experts in multiple trades, while utilizing national resources – giving Nelson Farm Homeowner's Assn. Inc. the best of all worlds with a staff of professionals providing the hands-on experience to manage any challenge successfully.

CAS also brings a wide base of collective expertise and knowledge to support the Association in areas ranging from accounting and information technology to landscaping and building maintenance... and everything in between!!!

### **Emergencies**

If you have an Association related emergency, please call Colorado Association Services, at (970) 407-9990 on a twenty-four (24) hour basis. All emergency calls are forwarded to an employee of Colorado Association Services outside of our normal business hours (9:00am - 5:00pm). If you reach our voice mail system please leave your name, telephone number, the name of your Association and the nature of your emergency. Please remember, the on call Colorado Association Services employee is not in the office and cannot respond to covenant violations, design review concerns or assessment questions.

### **Common Area Grounds Maintenance and Irrigation**

The Association has the responsibility to maintain the common areas within the community. This includes mowing, fertilization, weed control, irrigation and snow removal. The Association's current landscape contractor is Evergreen Landscape. They can be reached at (970) 493-0588 with any afterhours irrigation emergencies. Please direct all other landscape concerns to Colorado Association Services.

### **Association Insurance**

Association insurance coverage is provided by Association Insurance Agency. Please contact them directly at (866) 384-8579 with any requests for Certificates of Insurance. Please direct all other insurance coverage questions to Colorado Association Services.

### **Trash Removal and Recycling Services**

In order to keep the number of trash removal companies to a minimum, homeowners are encouraged to use Ram Waste. If you have question regarding trash removal or recycling, please call Colorado Association Services at (970) 407-9990 or Ram Waste at (970) 226-3396. Having only one trash collection day makes the community look more attractive, reduces vehicle traffic and noise, reduces wear and tear on the streets and provides for a safer community.

### **Design Review**

Please remember that Nelson Farm Homeowners Assn. Inc. is a covenant controlled community and all architectural changes, additions and/or improvements to the exterior of your home must be submitted to the Architectural Committee for approval prior to construction and/or installation commencing. A Design Review Request form must be submitted to the Architectural Committee through Colorado Association Services. Be sure you are as specific as possible in describing your improvements including dimensions, type of material, color(s), lot plan and any other pertinent information. A Design Review Request form is enclosed. If you need additional request forms, please contact Colorado Association Services.

14142 Denver West Parkway, Suite 350 Lakewood, CO 80401 Telephone 303.232.9200 Fax 303.232.3240 Web [www.associaolorado.com](http://www.associaolorado.com)

5225 North Academy Boulevard, Suite 200 Colorado Springs, CO 80918 Telephone 719.473.5000 Fax 719.473.1838

1063 West Horsetooth Road, Suite 100 Fort Collins, CO 80526 Telephone 970.407.9990 Fax 970.407.9996

## *Community Services Information*

Colorado Association Services  
970-407-9990

Animal Control  
970-226-3647

US Cable  
800-480-7020

Us Post Office  
800-275-8777

Fort Collins Public Library  
970-221-6740

Loveland Public Library  
970-962-2665

Fort Collins Neighborhood Services  
970-224-6046

Telephone, Qwest  
800-244-1111

Utility Locates  
800-922-1987

Xcel Energy  
800-895-4999

ELCO Water District  
970-493-2044

Boxelder Sanitation  
970-498-0604

Poudre Valley REA  
970.226.1234

Fire Administration  
970-221-6570

Larimer County Sheriff  
970-498-5100

Fort Collins Police (non-emergency)  
970-221-6540

Poudre Valley Hospital  
970-495-7000

McKee Medical Center  
970-669-4640

Medical Center of the Rockies  
970-495-7000

Budweiser Event Center  
970-619-4111

Chilson Recreation Center  
970-962-2386

Edora Pool & Ice Center (EPIC)  
970-221-6679

Fort Collins Parks & Recreation  
970-221-6640

Larimer County Parks  
970-679-4570

Fort Collins Lincoln Center  
970-221-6730

Rocky Mountain National Park  
970-586-1206

**Colorado Association Services**

**Berthoud Web Site Address**

**Colorado State Web Site Address**

**Fort Collins Web Site Address**

**Larimer County Web Site Address**

**Loveland Web Site Address**

**Timnath Web Site Address**

**Windsor Web Site Address**

**Voter Registration**

[www.AssociaColorado.com](http://www.AssociaColorado.com)

[www.ci.berthoud.co.us](http://www.ci.berthoud.co.us)

[www.colorado.gov](http://www.colorado.gov)

[www.fcgov.com](http://www.fcgov.com)

[www.co.larimer.co.us](http://www.co.larimer.co.us)

[www.ci.loveland.co.us](http://www.ci.loveland.co.us)

[www.timnathcolorado.org](http://www.timnathcolorado.org)

[www.ci.windsor.co.us](http://www.ci.windsor.co.us)

[www.election.colorado.gov](http://www.election.colorado.gov)

14142 Denver West Parkway, Suite 350 Lakewood, CO 80401 Telephone 303.232.9200 Fax 303.232.3240 Web [www.associaonline.com](http://www.associaonline.com)

5225 North Academy Boulevard, Suite 200 Colorado Springs, CO 80918 Telephone 719.473.5000 Fax 719.473.1838

1063 West Horsetooth Road, Suite 100 Fort Collins, CO 80526 Telephone 970.407.9990 Fax 970.407.9996

## Nelson Farm - Information

*PLEASE RETURN WITH YOUR ASSESSMENT PAYMENT*

Name(s): \_\_\_\_\_

Nelson Farm Address: \_\_\_\_\_

Alternate Mailing Address (if any): \_\_\_\_\_

Phone number(s): \_\_\_\_\_

E-mail address(s): \_\_\_\_\_

Tenant Name(s): \_\_\_\_\_

Tenant(s) Phone Number: \_\_\_\_\_

Is it OK to publish your phone number in a neighborhood directory? Yes \_\_\_ No \_\_\_

Is it OK to publish your email address in a neighborhood directory? Yes \_\_\_ No \_\_\_

Are you willing to be a block captain to help distribute flyers, directories and newsletters to your immediate neighbors approximately 1 to 4 times per year? Yes \_\_\_ No \_\_\_

Are you interested in participating in the planning of Association social events? Yes \_\_\_ No \_\_\_

Are you interested in volunteering for the Architectural Control Committee (meetings are held as needed to review submittals)? Yes \_\_\_ No \_\_\_

Signature: \_\_\_\_\_

*{For CAS database purposes only}*

14142 Denver West Parkway, Suite 350 Lakewood, CO 80401 Telephone 303.232.9200 Fax 303.232.3240 Web [www.associacolorado.com](http://www.associacolorado.com)

5225 North Academy Boulevard, Suite 200 Colorado Springs, CO 80918 Telephone 719.473.5000 Fax 719.473.1838

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# NELSON FARM HOMEOWNERS ASSOCIATION

## Architectural Design Review Request Nelson Farm Homeowners Association

Name \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Mailing Address (if different): \_\_\_\_\_  
 \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_  
 Home # \_\_\_\_\_ Work # \_\_\_\_\_  
 Cell # \_\_\_\_\_ Fax # \_\_\_\_\_  
 Email \_\_\_\_\_

Improvement/design/change request involves the following: (Please Check one)

- Deck/Patio/Slab
- Painting
- Landscaping
- Patio Cover
- Satellite Dish
- Other: \_\_\_\_\_

Attach a picture, drawing, and/or brochure, of the proposed improvement

Please provide a description of improvements and attach drawings as necessary:  
(Please use back side if additional space is needed)

Planned Completion Date: \_\_\_\_\_

I understand approval must be received from the Association before proceeding with improvements. I understand Architectural Review Committee approval does not constitute approval of local city/county building departments, and I may be required to obtain a building permit. I will maintain proper drainage swales when installing Landscaping or building improvement. I agree to complete improvements in a timely manner after approval from the Association. On-site storage of commercial vehicles, commercial trailers, porta-potties, etc. is prohibited by the Association's governing documents. I agree to provide, and attach to this form, a written request for variance from the Association, relating to any on-site storage of commercial vehicles, commercial trailers, porta-potties, etc. during the project. If a variance is approved, storage of any project related vehicles and/or equipment would need to be stored on the Owner's Lot (preferably screened from view) and not on public streets.

Homeowner's Signature: \_\_\_\_\_ Date \_\_\_\_\_

**Committee Action:**

- Approved as submitted
- Approved subject to the following requirements:

Completion date required by: \_\_\_\_\_

Disapproved for the following reason:

Committee Signature: \_\_\_\_\_ Date \_\_\_\_\_

Committee Signature: \_\_\_\_\_ Date \_\_\_\_\_

**FOR OFFICE USE ONLY**

Date Received \_\_\_\_\_  
 Crucial Date \_\_\_\_\_  
 CAS Staff \_\_\_\_\_

Fort Collins: 970.407.9990  
 Denver: 303.232.9200  
 Fax: 970.407.9996  
 Email: tcarroll@associacolorado.com

Colorado Association Services  
 1063 W. Horsetooth R Suite 100  
 Fort Collins, Colorado 80526



# NELSON FARM HOMEOWNER'S ASSOCIATION (NFHOA)

## Architectural Review Committee (ARC) Guidelines

December 2005

Nelson Farm is a quality residential neighborhood of single-family homes, developed in the late 1970s and early 1980s with wide streets, deep front lawns, and a variety of architectural styles. Living in Nelson Farm is a source of pride and enjoyment for its residents. While we have a diverse range of goals, maintaining the excellence and values of our neighborhood and properties is one we share. It is in this spirit that these Architectural Review Committee Guidelines, governing the maintenance of the properties, have been drafted. Their primary purpose is to maintain, preserve, enhance and protect the property values within the community, promote harmonious community living, and preserve the design and character of the community.

These are designed to supplement, clarify and provide detail to our Protective Covenants and our Bylaws, as well as to remind us of selected Fort Collins Municipal Code regulations. All of the above apply to homeowners, landlords, and renters (collectively called "residents" in this document). Homeowners should also review the Amended and Restated Protective Covenants for Nelson Farm that were recorded December 2005, in the real estate records of Larimer County. Copies are available at the current NFHOA management company office (Antares Property Services, Inc., 1510 South College Avenue, Suite 204, Fort Collins, CO, 80524, phone 407-9990). Homeowners are responsible for informing their renters of the requirements of the Covenants as well as these ARC Guidelines. City of Ft. Collins Municipal Codes and Building codes are available on such websites as <http://bpc.iserver.net/codes/fortcoll/index.htm> and <http://www.fcgov.com/building>, as well as in libraries and city offices.

Guidelines listed below that are the same as, or very similar, to city code language are marked with an asterisk (\*).

See Amended and Restated NFHOA Protective Covenants (2005), Articles 5 and 6, for information regarding Architectural Review Required Approval items and other pertinent information.

### **Architectural Review Committee Application Procedure**

As stipulated in the Amended and Restated NFHOA Protective Covenants (2005), Section 6.1, construction of a structure, exterior change in a structure, or landscaping change on any Lot must be approved by the NFHOA Architectural Review Committee (ARC).

Architectural review application forms are available from the NFHOA management company, as well as on the NFHOA website <http://www.neighborhoodlink.com/ftcollins/nelsonfarm/>. Once completed, the form shall be returned to the management company, who will forward the application to the NFHOA ARC. Review of the proposed project will be completed and the application will be signed and returned to the applicant within 30 days (usually sooner). See Amended and Restated NFHOA Protective Covenants (2005), Section 6.6. The ARC will contact the homeowner if there are questions. All rejections will list the reasons for denying the application and explicitly state which of the covenants, rules, or guidelines are violated by the proposal. Owners are responsible for compliance with city building codes, zoning ordinances and other applicable governmental rules and regulations.

### **ARC Guideline Enforcement Policies**

See Amended and Restated NFHOA Protective Covenants (2005), Section 6.14, as well as the NFHOA Enforcement Policy for Rules, Regulations, and Architectural Review Committee Guidelines (available from NFHOA management company and on the NFHOA website).

### **Architectural Review Committee Guidelines**

The NFHOA Board of Directors and ARC strongly recommend that each homeowner discuss proposed changes with all adjoining neighbors prior to beginning a project to determine if the proposed change might create an unexpected problem for a neighbor. This contact is also to provide the neighbors with advance notice to be aware of possible noise, equipment and workers in the immediate area of their homes.

*(Note: The phrase "Visible from the street" is used in some Guidelines. That phrase shall mean visible from a vantage point from the street in front of the subject Lot, or in the case of a corner Lot, also from the street along the side.)*

**Antennas:** In addition to complying with Federal Communications Commission (FCC) regulations, any antenna, including a satellite dish, shall be unobtrusive, blend in with house colors, and not be placed free-standing in the front yard of a property. An antenna shall not be placed on the front face of a house unless there is no other reasonable location that will permit receiving an adequate signal. It shall be well maintained. See also Section 5.8 of Amended and Restated NFHOA Protective Covenants (2005). ARC approval is needed only for an antenna that does not comply with these guidelines.

**Damage Repair & Structural Replacement:** In the event any Residence or other structure constructed on a Lot is damaged, either in whole or in part, by fire or other casualty, said Residence or other structure shall be promptly rebuilt or remodeled to comply with the NFHOA Protective Covenants. ARC approval is required. In the alternative, if the Residence or other structure is not to be rebuilt, all remaining portions of the damaged structure, including the foundation and all debris, shall be promptly removed from the Lot and the Lot shall be maintained according to Landscaping and Lot Maintenance standards.

**Decks, patios & patio covers:** ARC approval is required if visible from the street. Any deck, patio, or patio cover shall be constructed of materials of commensurate quality of most others in the neighborhood. The homeowner is responsible for complying with city codes related to construction of decks, patios and patio covers whether visible from the street or not.

**Driveways:** see Paving

**Dwelling Maintenance:** Owners shall keep, or cause to be kept, all buildings, fences and structures located on the Lot in good repair. See also Section 5.5 of Amended and Restated NFHOA Protective Covenants, (2005).

**External materials, such as siding:** If replacement is with the same material as previously on the building, ARC approval is not required. Any siding shall be of materials of commensurate quality of most others in the neighborhood. If a change is planned, ARC approval is required.

**Fences:** Fences shall be kept in good repair.

If a planned fence replacement is essentially identical to a previous fence and the current fence complies with city code, ARC approval is not needed. If a new fence, change in an existing fence, or replacement of a fence not currently meeting city code is planned, ARC approval is required. Any fence shall be in harmony with other fences typically found in the neighborhood. City code regulations require that fences be no more than four feet high between the front of the building and the front property line, no more than six feet high if located on a rear or side property line, and that side yard corner lot fences be no closer than two feet to a public sidewalk. City requirements also exist for providing adequate visual clearance at street corners. The homeowner is responsible for following city code.

**Flagpoles:** An "arm-type" flagpole attached to a building does not require ARC approval if no structural alteration is required to support it. ARC approval is required for free-standing flagpoles, and the ARC will consider the impact of pole height (no taller than the lot structure) and flag size on surrounding properties. The pole shall be used only for flags, and Federal Flag Code flag display etiquette shall be adhered to (e.g., not flown at night unless illuminated).

**\*Landscaping: Types of plants:** City code prohibits some species of plants. (Vegetation: Article II Trees & Shrubbery, Sec. 27-18). It shall be unlawful to plant or cause to be planted any species of tree on the right-of-way of any street, alley, sidewalk or other public place within the city which by its habit or growth would obstruct, restrict, or conflict with the necessary and safe use of the public rights-of-way.

Vacant lots are to be landscaped and maintained in a manner similar to lots with structures.

There are no other restrictions on shrubbery or other plant materials, with the exception that vegetable gardens shall be located behind the front setback line (20 feet), and in the case of corner lots, also the side setback line (15 feet) or behind a fence.

**Surface materials:** A resident shall not alter the surface material of a lot in such a way that would increase the water run-off to surrounding properties: changing the amount of impervious area could affect drainage. Sensible water-use practices and Xeriscaping are permitted, but installation of artificial turf or plants are prohibited. Also prohibited are mulched (including gravel) beds or areas without landscape plant material, and paving of areas not required for walkways, patios, plazas or parking areas. (See paving for parking areas). Bare ground, or weed-covered or infested surfaces are not permitted.

**Time Line for Landscaping Projects:** All landscaping projects must adhere, at least, to Commencement and Completion Guidelines in Section 6.8 of the Amended and Restated NFHOA Protective Covenants (2005). Further restrictions (e.g., shorter completion time), may be required by the ARC.

**Lights and lighting:** Permanent exterior lighting is permissible for purposes of illumination of entrances, decks, driveways and parking areas and for other approved purposes, provided that it is unobtrusive for surrounding properties.

**Outbuildings (such as sheds) and temporary structures** (See also Section 5.15, Amended and Restated NFHOA Protective Covenants, 2005): ARC approval is required. Whether for additions or new structures, the exterior of outbuildings shall appear similar to the house exterior (i.e., colors, materials, roofing). The building shall be located behind a fence or behind a lot setback, and not in the front yard. The ARC, in reviewing the application for outbuilding approval, shall consider parcel grading, fence locations, landscape screenings, etc., in granting any approvals. The homeowner is responsible for complying with city codes related to construction of outbuildings (height, square footage, location, setback, etc.).

**Friendly reminder:** Be sure to check about underground utilities before doing any digging!

**Paint Colors:** If repainting the same colors, ARC approval is not required. If a color change is planned, ARC approval is required. Colors typically found within Nelson Farm appear to be harmonious. It is in the best interest of residents to select subtle, traditional colors to blend with the character of the neighborhood.

**Patios and Patio Covers:** (see Decks & Patios)

**Paving:** ARC approval is required for changes visible from the street, regardless of whether for walks, driveways, patio areas, or other purposes. The total combined areas intended for driveways, sidewalks, and parking cannot exceed 40 percent of any front or side yard (City Code requirement). See city code for rules regarding sidewalks, driveways, and other paving of lot areas.

**Roofs:** ARC approval required for roof replacement. The replacement roof shall be harmonious with and comparable to those on other properties in Nelson Farm, and be in compliance with Ft. Collins city code. Dimensional asphalt or similar quality roofs are preferred.

**Setbacks:** Minimum city setbacks for buildings in Nelson Farm development (meaning that buildings shall be no closer to the lot line than the distance listed). There are some exceptions for sheds and fences. Check city zoning regulations for that information.

- 20 feet in front (many other residential areas are only 15)
- 15 feet rear
- 15 feet sides on corner lots only
- 5 feet sides on interior lots

**Sheds:** (See Outbuildings)

**\*Sidewalks:** ARC approval required for construction, major repair. (see Paving)

**Siding:** See External materials

**Signs:** No signs identifying or advertising commercial enterprises are permitted. All other signs shall meet city signage requirements for residential districts and uses.

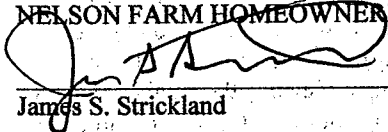
**Structural replacement:** (See Damage Repair, above).

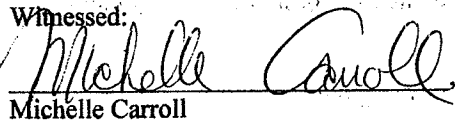
**ARC Guidelines Amendment Policy**

These ARC guidelines are written with the knowledge that they may be required, from time to time, to be amended or modified to be congruent with current NFHOA member concerns, to accommodate improvements in construction materials, or to be congruent with changes in City, County or State law. The ARC guidelines will only be modified after the NFHOA board has an opportunity to discuss the purported change. A majority vote of the board is required to amend or modify the ARC guidelines. Notice will be posted either by mail, at the annual meeting or on the NFHOA website as these changes are made.

IN WITNESS WHEREOF, the undersigned certify that this RESOLUTION was adopted by the Board of Directors of this association on this 6th day of December 2005.

NELSON FARM HOMEOWNER'S ASSOCIATION by:

  
James S. Strickland, President

Witnessed:  
  
Michelle Carroll, Secretary



## **NELSON FARM HOMEOWNER'S ASSOCIATION**

### **NEED FOR POLICY DOCUMENTS**

The Board of Directors have been addressing the same questions/issues over and over again without benefit of written policies to provide guidance from previous Boards as to their actions and reasons for them.

It is imperative that the NFHOA Board members have guidance and direction as to what policies have been established so as to maintain a standard response and direction to Board members, HOA members, and firms hired to assist the NFHOA in the performance of their duties.

This lack of documented policies has caused numerous telephone calls to be made with answers that may have varied from Board to Board or from Property Management Company to Property Management Company. It is a tremendous waste of everyone's time and effort to continually rehash what should be defined as 'policy' once and for all. It certainly will make the Property Management Company's understanding of these policies much easier. They will be better able to respond to questions from members without having to search for the answer or call someone for a response.

These policies will not change the governing documents, however; some (i.e. collections) may further refine what is in the Covenants. It is intended that these policies be flexible and, should a change in these policies be required, the Board would discuss and vote to approve the required change(s).

These policies should then be made available to homeowners of the Nelson Farm Homeowner's Association at the Property Management Company or online, should they desire that information.

This is a beginning to assist this Board, future Boards, HOA members and Companies hired by NFHOA to better understand what the NFHOA Policies are in regard to questions/issues that have been addressed over the years.

# **WELCOME TO THE NELSON FARM HOMEOWNER'S ASSOCIATION (NFHOA)**

## **INTRODUCTION & HISTORY**

It is a great pleasure to have your family join our neighborhood and we wish you many years of happiness and fulfillment as a member of our great community. The Association is dedicated to maintaining a high quality of life in an atmosphere of friendship and support. This welcome packet is one such example that is provided to help you become comfortable in our Nelson Farm environment and familiar with our neighborhood and its homeowner association.

Construction in our Nelson Farm Association area began in the early 1970's after the land was purchased from Dr. Don Nelson, a CSU professor who had resided in the white farmhouse in Lemay Estates. He is not related to the owner of the original Nelson Dairy farm located west of Lemay, whose milk house still stands at the corner of Lemay and Swallow. The Nelson Farm Construction in our Nelson Farm Association area began in the early 1970's after the land was purchased from Dr. Nelson. The Homeowner Association consists of 310 homes of residents from a cross section of the country and with a wide variety of professions, several of whom you will find as "actively retired". Many are involved in various business and social clubs in the city and county, making significant contributions to the improvement of the quality of life in our great part of the state. We have an active volunteer NFHOA board as well as association volunteers who assist in the betterment of our community.

## **ORIENTATION**

The Nelson Farm Homeowner's Association boundaries are defined in the Plat map for Southmoor Village East 3<sup>rd</sup> Filing which can be located at Antares Property Services, Inc. or viewed at the link, on our website ([www.neighborhoodlink.com/ftcollins/nelsonfarm](http://www.neighborhoodlink.com/ftcollins/nelsonfarm)), to the Larimer County Clerks office.

This packet will provide you with a guideline as to how our association functions and who is responsible to support the many requirements that helps make this a prideful and fulfilling neighborhood in which to live. When you read it we hope you will appreciate the manner in which our members have sought to guide our residents in a direction that will best realize the opportunity to enjoy a high quality of life for all family members. Your support of these goals will be greatly appreciated and your participation in our association's activities will be most welcome. Any questions you may have should be directed to our NFHOA Property Management Company, Antares Property Services, or a member of our elected NFHOA Board of Directors. Our primary goal is to help you make your lives in this community a wonderful and rewarding experience.

## **NELSON FARM HOMEOWNER'S ASSOCIATION MANAGEMENT**

We are responsible for the care and maintenance of the tennis courts, pool, common areas and other community needs. Our Nelson Farm HOA is formed under by-laws approved by all homeowners, and controlled by resident volunteers elected to the Board of Directors for the NFHOA. This Board also has committees to help manage certain activities of the area. This includes a Tennis Court Committee, Pool Committee, Architectural Review Committee, and Common Grounds Committee. To help administer the related financial and advisory responsibilities, according to state laws, we have contracted with Antares Property Services 1510 South College Avenue #204. More specific responsibilities follow.

### **Board of Directors**

Our Board of Directors consists of seven elected volunteer residents who serve staggered three-year terms. They are elected at the Annual NFHOA meeting, usually held in March, with all resident members invited to attend and participate. Such meetings are usually held in the gymnasium at Shepardson School, 1501 Springwood Drive. An agenda and election ballot is mailed to each resident address about thirty days prior to this meeting. This meeting is a good time to express your thoughts and ideas about the management of our community needs. The Board also meets, at least quarterly, at Antares Property Services, Inc. Contact Antares for date, time and location if you wish to

attend.

The Nelson Farm HOA by-laws are legally binding directives that spell out the manner in which the association is to operate, the election procedures, committee selection procedures and responsibilities, and guidelines under which to publish our Covenants and Rules for the Association. New residents should be provided with these documents at least by the time you close on the purchase of your home. Other copies may be obtained from our Property Management Company. It would be most appropriate for you to become familiar with these requirements at the first opportunity. A few of these directives will be summarized within this homeowner guide.

### **Architectural Review Committee**

NFHOA board members make up this committee with the purpose to review building and landscape activities to assure that changes are designed to be within the NFHOA guidelines. Key here is to assure that our neighborhood retains a positive and attractive image for all residents. Any new construction or changes proposed by a homeowner must be coordinated with the Architectural Review Committee and in a time frame that will permit their prompt review and approval, or discussion that may be necessary to make adjustments that will result in their approval. Normally, these requests refer to rather major exterior house or landscape changes, and not minor changes, or the need to repaint the house with the same basic color scheme. Please contact Antares Property Services if you are unsure of your situation and they will be willing to advise you on the best approach to use. Among the requests that may be debatable are those that relate to the construction of a fenced area, installation of large playground equipment, or new trees or structures that can negatively impact the primary views of neighbors. Since good neighbors are always desired, it is best to coordinate any plans for major changes with your neighbors as well.

### **Common Grounds Committee**

This committee is charged with assuring that our common grounds (greenbelts) are properly maintained and used for the purposes intended. Homeowners are not to disturb the common area landscaping. Please refer to our covenants and guidelines in that regard. The swimming pool and tennis courts are available for the recreational use of all NFHOA residents and their guests. The committee annually contracts with a landscape business to maintain our common grounds to include the "green belts", trees, shrubs and irrigation systems.

### **Tennis Committee**

We have a single point of contact resident that monitors the courts, their condition and maintain the reservation schedule. If you have questions regarding their use, please contact Antares Property Services or a Board member. Use of the courts is also restricted to residents and social members of our NFHOA and their accompanied guests. Proper tennis shoes are required. A key code, for access to our courts, located at the east end of Centennial, is available at the Antares office. We encourage you to review the Tennis Court rules which are also to be found on our website ([www.neighborhoodlink.com/ftcollins/nelsonfarm](http://www.neighborhoodlink.com/ftcollins/nelsonfarm)).

### **Pool Committee**

Pool management and maintenance is provided by Splash Pool Services. All board members monitor the pool as well as Antares Property Services. If you have questions regarding the pool, please contact Splash, Antares or a Board member. Use of the pool is restricted to residents and social members of our NFHOA and their accompanied guests. We encourage you to review the Pool Rules which are also to be found on our website ([www.neighborhoodlink.com/ftcollins/nelsonfarm](http://www.neighborhoodlink.com/ftcollins/nelsonfarm)).

## **NELSON FARM HOMEOWNER'S ASSOCIATION SAFETY-SECURITY**

### **Safety**

Our NFHOA by-laws, covenants, and Guidelines are primarily designed to assure a positive quality of life in a

comfortable and safe environment. The safety of our members is paramount, and warrants a preview of such concerns. We have a grade school in the middle of our NFHOA area and many children walk to and from school. Vehicles parked along the sides of the streets can also hide these children, making it most important that vehicle operators observe our speed limits and posted stop signs. We also encourage you to remind your visitors of this concern for the safety of our neighborhood. If you have concerns for safety, please contact Antares Property Services or an NFHOA Board member. Immediate assistance is always available from the Fort Collins Police Department. Fire hydrants, painted yellow, are located throughout our neighborhood and should not be obscured or limited to access. **At the 2003 Annual meeting the homeowners elected to have a preferred single trash hauler (RAM) service our area so as to improve safety by reducing the number of trucks in the neighborhood, reduce pollution, road wear and tear as well as noise (contact Antares for additional information).** A final word on safety is to maintain control and watch your young children and pets to best assure their safety on the streets.

### Security

While we do not have a formal neighborhood watch program, we believe it prudent for everyone to coordinate with their neighbors to best assure the security of their homes, particularly when a family is on an extended trip. Good neighbors help collect newspapers if delivery is not stopped. Use timers on interior lights, leave some outside lights on, or better yet install motion sensors on exterior lights. If outside floodlights are used, they should be directed to light only your property and not be a problem for the neighbors. Report security problems to the Fort Collins Police Department, our management company, or a member of our NFHOA Board, as appropriate to your need. Also be wary of unfamiliar vehicles that may "case" our neighborhood, attempt to damage vehicles, private property mailboxes, or park in the shadows to observe the area.

## NELSON FARM HOMEOWNERS ASSOCIATION

### Requirements

**To administer and maintain the rules and regulations, bylaws and covenants established by the owners of the homeowners association**

### Bylaws-Covenants-Guidelines

A good neighborhood is best managed using regulations to support infrastructure needs, safety, and security, and to maintain the area as a desirable place to live. Our NFHOA is established under a set of Bylaws that establish the methods and procedures needed to manage all activities and to financially support the related administration and logistics. The NFHOA Board of Directors operates under these By-laws and has contracted Antares Property Services to assist by running the day to day activities, coordinating and supervising maintenance actions, publishing an annual newsletter, and providing all financial reporting support. The Covenants that are voted in by the residents provide more specific requirements regarding what can or cannot be done. Examples of key provisions include: the need to control pets so as to not be a nuisance to neighbors; to not permit non-standard type fences; to keep inoperable motor vehicles from being parked routinely in a visible location; to not permit commercial trucks, RVs, boats, trailers, from being stored in a driveway or yard on a routine basis. Finally, the Guidelines spell out the need for compliance with certain guidelines regarding home modifications, property landscaping, or common area uses. Residents are urged to be familiar with these documents and to contact a Board member or Antares with any questions.

### Dues/Fees

Financial support of our needs is provided through annual assessment of dues that are paid annually. These assessments are used to support current operating and maintenance expenses, as well as maintain reserve accounts for unexpected capital outlays, particularly large maintenance expenses for the pool and tennis court areas. For current annual assessments please contact the property management company. Our largest expenses are to maintain the pool and tennis courts, the Property Management Company and common area landscape contractor. An annual financial report is provided at the NFHOA Annual Meeting, during which time the annual budget is reviewed. We encourage all homeowners to pay their annual assessments on time to assure that the NFHOA Board does not have to seek legal assistance in collection of these assessments.

**NELSON FARM HOMEOWNER'S ASSOCIATION**

**POOL HOURS – 2005 SEASON**

The pool hours established for the 2005-swimming season are:

Pool opens May 27<sup>th</sup>, 2005 at 12:00 noon and closes at 8:00pm

Monday – Thursday.....11:00 am – 6:00 pm

Tuesday, Wednesday & Friday.....11:00 am – 8:00 pm

Weekends.....10:00 am – 8:00 pm

4<sup>th</sup> of July.....11:00am – 5:00 pm

School days.....3:30 pm – 6:30 pm

Private parties may be scheduled, through SPLASH, for Monday and Thursday evenings from 6:00 pm until 8:00 pm.

No party shall continue past 8:00 pm.

# **NELSON FARM HOMEOWNER'S ASSOCIATION (NFHOA)**

## **Rules and Regulations**

**December 2005**

Nelson Farm is a quality residential neighborhood of single-family homes, developed in the late 1970s and early 1980s with wide streets, deep front lawns, and a variety of architectural styles. Living in Nelson Farm is a source of pride and enjoyment for its residents. While we have a diverse range of goals, maintaining the excellence and values of our neighborhood and properties is one we share. It is in this spirit that these Rules and Regulations, governing the use and maintenance of the properties, have been drafted. Their primary purpose is to maintain, preserve, enhance and protect the property values within the community, promote harmonious community living, and preserve the design and character of the community.

These Rules and Regulations are designed to supplement, clarify and provide detail to our Protective Covenants and our Bylaws, as well as to remind us of selected Fort Collins Municipal Code regulations and Colorado state statutes regarding neighborhoods. All of the above apply to homeowners, landlords, and renters (collectively called "residents" in this document). Homeowners should also review the Amended and Restated Protective Covenants for Nelson Farm that were recorded December 2005, in the real estate records of Larimer County. Copies are available at the current NFHOA management company office (Antares Property Services, Inc., 1510 South College Avenue, Suite 204, Fort Collins, CO, 80524, phone 407-9990). Homeowners are responsible for informing their renters of the requirements of the Covenants as well as these Rules and Regulations. City of Ft. Collins Municipal Codes and Building codes are available on such websites as <http://www.fcgov.com/cityclerk/codes.php> or <http://www.fcgov.com/building> as well as in libraries and city offices.

Guidelines listed below that are the same as, or very similar, to city code language are marked with an asterisk (\*).

See Amended and Restated NFHOA Protective Covenants (2005), Article 5, for additional information about neighborhood use restrictions.

### **Rules and Regulations Enforcement Policies**

See Amended and Restated NFHOA Protective Covenants (2005), Section 5.1 and 5.2, as well as the NFHOA Enforcement Policy for Rules, Regulations, and Architectural Review Committee Guidelines (available from the NFHOA management company and on the NFHOA website).

### **NFHOA Rules and Regulations**

**\*Clotheslines:** Clotheslines are permissible if located in the back yard.

**Common Area:** All use and occupancy of the Common Area (including the pool and tennis courts) shall be subject to and governed by the specific Rules and Regulations adopted by the NFHOA Board of Directors for those areas, in addition to Section 5.12 of the Amended and Restated NFHOA Protective Covenants (2005).

No individual member's planting or gardening shall be permitted on any portion of the Common Area, unless specifically approved by the NFHOA Board of Directors. No damage or waste shall be committed to the Common Area.

Motorized vehicles are not to be driven on unpaved sections of the Common Area. This includes snowmobiles, golf carts, motorcycles, minibikes, go carts, mopeds, and delivery trucks, but excludes lawn cutting, snow removal or maintenance equipment.

**Alcoholic beverages, smoking and tobacco chewing are prohibited in all common areas.**

**\*Lot Maintenance:** Refuse, rubbish, and brush piles are not permitted to accumulate on any part of a Lot. Grasses and weeds are required to be less than 6 inches in height, with the exception of ornamental grasses used as a supplement to the Lot's overall landscaped area and not constituting in square footage more than 20% of the Lot's overall landscaped area. Dead limbs, trees, and shrubs shall be removed. Vacant lots are to be maintained in a manner similar to lots with structures. (See also Architectural Review Committee [ARC] Guidelines for details re: Landscaping Guidelines, including information about suitable plants, xeriscaping, surface materials and time lines for major maintenance projects).

Shrubbery should be kept trimmed away from doors, windows, and sidewalks, in keeping with Neighborhood Watch safety recommendations. All vegetation near an intersection shall be trimmed so those approaching can easily see around the corner. This means that shrubs shall not exceed 30 inches in height for at least 30 feet back from the corner. Tree branches can be no lower than 6 feet at corners. Tree branches extending over sidewalks shall be at least 8 feet high to accommodate pedestrians. Trees extending over the street shall be at least 14 feet high for vehicle clearance. All vegetation shall be trimmed back from the edge of the sidewalk so it is completely unobstructed.

Compost piles are acceptable if they are a separate, specified area hidden from public view and contain alternate layers of plant refuse materials and soil maintained to facilitate decomposition and produce organic material to be used as a soil conditioner. Any such compost pile shall be so maintained as to prevent it becoming a nuisance by putrefying or attracting insects or animals.

Lots shall not be used for the storage of any property or thing that will cause such Lot to appear in an unclean and untidy condition or that will create an eyesore. Furniture designed for indoor use cannot be placed in your yard or on an uncovered porch. Any substance, thing, or material which emits foul or obnoxious odors or causes any noise that might disturb the peace, quiet, and comfort of the occupants of surrounding Lots shall not be permitted.

**Pool, Common Area:** See NFHOA Pool Rules.

**\*Sidewalks:** ARC approval required for construction, major repair. (See ARC Guidelines, Paving. Note: City Code states that the owner adjoining the sidewalk is responsible its repair and maintenance.)

Owners or occupants of property abutting upon or adjacent to sidewalks shall keep shrubbery and trees trimmed to sidewalk/Lot boundaries to keep passage on sidewalks free and clear of obstruction.

**\*Sidewalk snow removal:** Owners or occupants of property abutting upon or adjacent to sidewalks within the city shall at all times keep these sidewalks free and clear of snow and ice. Snow and ice shall be removed within twenty-four hours after its accumulation. (See city code for additional detail).

**\*Signs:** Signs identifying or advertising commercial enterprises are not permitted. All other signs shall meet city signage requirements for residential districts and uses. Political signs may be displayed on a Lot, one per candidate or election issue, from 45 days before an election until 7 days after the election, provided each sign does not exceed thirty-six by forty-eight inches. Garage sale signs may be placed up to two days prior and be removed not later than 24 hour after sale.

**Tennis Courts, Common Area:** See NFHOA Tennis Court Rules.

**\*Trash:** See also Amended and Restated NFHOA Protective Covenants (2005), Section 5.16. Trash containers shall be stored in areas screened from view of the street. City Code states that trash containers can be placed out for collection no earlier than 12 hours before scheduled pickup and cannot remain there for more than 12 hours after pickup. Trash cannot, at any time, be placed on the sidewalk or in the street where it can interfere with bicyclists, pedestrians and vehicles.

The NFHOA shall negotiate for the association with a single solid waste collector, licensed by the city, to provide for collection service. Individual residents will stipulate their preferred container size and type with the selected collector, and pay their own bills; that is, funds will not be channeled through the NFHOA. (See also NFHOA Trash Collection policy).

**Vehicular Parking, Storage, and Repairs:** (See also Section 5.11 of the Amended and Restated NFHOA Protective Covenants, 2005).

**City Code Definitions:**  
**Inoperable motor vehicle** shall mean any motor vehicle that does not have a current license plate and validation sticker lawfully affixed thereto or that is in a condition of being junked, wrecked, wholly or partially dismantled, discarded, abandoned, or unable to perform the functions or purpose for which it was originally constructed.

**Motor vehicle** shall mean any self-propelled vehicle, which as originally built, contained an engine, regardless of whether it contains an engine at any other time, including, without limitation, automobiles, trucks, buses, motor homes, motorized campers, motorcycles, motor scooters, tractors, snowmobiles, dune buggies, and other off-the-road vehicles.

**Property** includes, in addition to the owner's lot or tract of land, whether improved or vacant, the area to the center of an alley abutting the lot or tract of land, if any, all easements of record, and the sidewalk, curb, gutter, and parking area of any street abutting such lot or tract of land.

**Unsheltered** shall mean located outside a garage or other building in such a manner as to be visible to a person standing upon any public street, alley, sidewalk or right-of-way or to any person standing at ground level upon any adjoining piece of property.

**State Statute Definition:**

An **emergency service provider** is a primary provider of emergency fire fighting, law enforcement, ambulance, emergency medical, or other emergency services.

**Emergency vehicle parking:** Emergency motor vehicles that fit within the state statute may be parked in driveways. According to state statute, the presence of such emergency motor vehicle at his or her residence MUST be required by the resident's employer as a condition of employment, and said vehicle must weigh ten thousand pounds or less; the resident must be a member of a volunteer fire department or be employed by an emergency service provider; the emergency vehicle must have some visible emblem or marking designating it as an emergency vehicle; and said vehicle must not block emergency access or prevent other residents from using the streets.

**\*Inoperable vehicle storage:** City code and NFHOA require that an inoperable vehicle must be screened from ordinary public view and protected from ready access to such vehicle by children. See Amended and Restated NFHOA Protective Covenants, Section 5.11 (d), as well as Ft. Collins City Code.



**Operable vehicle storage:**

Recreational vehicles, including camper shells, trailers and boats, shall not be stored or permitted to remain on any Lot for more than 72 hours, unless appropriately screened. See Amended and Restated NFHOA Protective Covenants, Section 5.11. Parking such vehicles behind a six foot fence and the front or side setbacks of the Residence is acceptable.

Trailers, machines, and semi-trucks shall not be stored or permitted to remain on any Lot, except within fully enclosed garages or within screened, fenced areas behind the front setback of the Residence. Semi-tractors or trailers are not to be stored on any lot in the association.

Motorized vehicles such as snowmobiles, golf carts, motorcycles, minibikes, go-carts, mopeds, and delivery trucks, shall not be stored so as to be visible from the street.

**\*Parking:** City code, not NFHOA, regulates parking on the streets. It states that vehicles can be parked in the same place on a street for 72 hours. After that, they can be considered abandoned and are required to be moved. Streets are public and vehicles can be parked in any legal parking place along them. It is not illegal for someone to park in front of your home, although we urge residents to be courteous and not take all their neighbors' parking places.

Trailers of any kind cannot be stored on the street. Semi trailers and truck tractors exceeding 20 feet in length cannot be parked or stored on residential streets.


Vehicles shall be parked facing the correct direction at all times. They cannot block driveways or sidewalks (even your own) at any time.

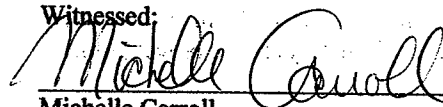
**Rules and Regulations Amendment Policy**

These Rules and Regulations are written with the knowledge that it may be required, from time to time, to be amended or modified to be congruent with current NFHOA member concerns or changes in City, County or State law. Refer to the NFHOA policy document entitled "Adoption and Amendment of Policies, Procedures and Rules."

IN WITNESS WHEREOF, the undersigned certify that this RESOLUTION was adopted by the Board of Directors of this association on this 6th day of December 2005.

NELSON FARM HOMEOWNER'S ASSOCIATION by:

  
James S. Strickland, President

Witnessed:  
  
Michelle Carroll, Secretary

# **NELSON FARM HOMEOWNER'S ASSOCIATION (NFHOA)**

## **Architectural Review Committee (ARC) Guidelines**

**December 2005**

Nelson Farm is a quality residential neighborhood of single-family homes, developed in the late 1970s and early 1980s with wide streets, deep front lawns, and a variety of architectural styles. Living in Nelson Farm is a source of pride and enjoyment for its residents. While we have a diverse range of goals, maintaining the excellence and values of our neighborhood and properties is one we share. It is in this spirit that these Architectural Review Committee Guidelines, governing the maintenance of the properties, have been drafted. Their primary purpose is to maintain, preserve, enhance and protect the property values within the community, promote harmonious community living, and preserve the design and character of the community.

These are designed to supplement, clarify and provide detail to our Protective Covenants and our Bylaws, as well as to remind us of selected Fort Collins Municipal Code regulations. All of the above apply to homeowners, landlords, and renters (collectively called "residents" in this document). Homeowners should also review the Amended and Restated Protective Covenants for Nelson Farm that were recorded December 2005, in the real estate records of Larimer County. Copies are available at the current NFHOA management company office (Antares Property Services, Inc., 1510 South College Avenue, Suite 204, Fort Collins, CO, 80524, phone 407-9990). Homeowners are responsible for informing their renters of the requirements of the Covenants as well as these ARC Guidelines. City of Ft. Collins Municipal Codes and Building codes are available on such websites as <http://bpc.iserver.net/codes/fortcoll/index.htm> and <http://www.fcgov.com/building>, as well as in libraries and city offices.

Guidelines listed below that are the same as, or very similar, to city code language are marked with an asterisk (\*).

See Amended and Restated NFHOA Protective Covenants (2005), Articles 5 and 6, for information regarding Architectural Review Required Approval items and other pertinent information.

### **Architectural Review Committee Application Procedure**

As stipulated in the Amended and Restated NFHOA Protective Covenants (2005), Section 6.1, construction of a structure, exterior change in a structure, or landscaping change on any Lot must be approved by the NFHOA Architectural Review Committee (ARC).

Architectural review application forms are available from the NFHOA management company, as well as on the NFHOA website <http://www.neighborhoodlink.com/ftcollins/nelsonfarm/>. Once completed, the form shall be returned to the management company, who will forward the application to the NFHOA ARC. Review of the proposed project will be completed and the application will be signed and returned to the applicant within 30 days (usually sooner). See Amended and Restated NFHOA Protective Covenants (2005), Section 6.6. The ARC will contact the homeowner if there are questions. All rejections will list the reasons for denying the application and explicitly state which of the covenants, rules, or guidelines are violated by the proposal. Owners are responsible for compliance with city building codes, zoning ordinances and other applicable governmental rules and regulations.

### **ARC Guideline Enforcement Policies**

See Amended and Restated NFHOA Protective Covenants (2005), Section 6.14, as well as the NFHOA Enforcement Policy for Rules, Regulations, and Architectural Review Committee Guidelines (available from NFHOA management company and on the NFHOA website).

### **Architectural Review Committee Guidelines**

The NFHOA Board of Directors and ARC strongly recommend that each homeowner discuss proposed changes with all adjoining neighbors prior to beginning a project to determine if the proposed change might create an unexpected problem for a neighbor. This contact is also to provide the neighbors with advance notice to be aware of possible noise, equipment and workers in the immediate area of their homes.

(Note: The phrase "Visible from the street" is used in some Guidelines. That phrase shall mean visible from a vantage point from the street in front of the subject Lot, or in the case of a corner Lot, also from the street along the side.)

**Antennas:** In addition to complying with Federal Communications Commission (FCC) regulations, any antenna, including a satellite dish, shall be unobtrusive, blend in with house colors, and not be placed free-standing in the front yard of a property. An antenna shall not be placed on the front face of a house unless there is no other reasonable location that will permit receiving an adequate signal. It shall be well maintained. See also Section 5.8 of Amended and Restated NFHOA Protective Covenants (2005). ARC approval is needed only for an antenna that does not comply with these guidelines.

**Damage Repair & Structural Replacement:** In the event any Residence or other structure constructed on a Lot is damaged, either in whole or in part, by fire or other casualty, said Residence or other structure shall be promptly rebuilt or remodeled to comply with the NFHOA Protective Covenants. ARC approval is required. In the alternative, if the Residence or other structure is not to be rebuilt, all remaining portions of the damaged structure, including the foundation and all debris, shall be promptly removed from the Lot and the Lot shall be maintained according to Landscaping and Lot Maintenance standards.

**Decks, patios & patio covers:** ARC approval is required if visible from the street. Any deck, patio, or patio cover shall be constructed of materials of commensurate quality of most others in the neighborhood. The homeowner is responsible for complying with city codes related to construction of decks, patios and patio covers whether visible from the street or not.

**Driveways:** see Paving

**Dwelling Maintenance:** Owners shall keep, or cause to be kept, all buildings, fences and structures located on the Lot in good repair. See also Section 5.5 of Amended and Restated NFHOA Protective Covenants, (2005).

**External materials, such as siding:** If replacement is with the same material as previously on the building, ARC approval is not required. Any siding shall be of materials of commensurate quality of most others in the neighborhood. If a change is planned, ARC approval is required.

**Fences:** Fences shall be kept in good repair.

If a planned fence replacement is essentially identical to a previous fence and the current fence complies with city code, ARC approval is not needed. If a new fence, change in an existing fence, or replacement of a fence not currently meeting city code is planned, ARC approval is required. Any fence shall be in harmony with other fences typically found in the neighborhood. City code regulations require that fences be no more than four feet high between the front of the building and the front property line, no more than six feet high if located on a rear or side property line, and that side yard corner lot fences be no closer than two feet to a public sidewalk. City requirements also exist for providing adequate visual clearance at street corners. The homeowner is responsible for following city code.

**Flagpoles:** An "arm-type" flagpole attached to a building does not require ARC approval if no structural alteration is required to support it. ARC approval is required for free-standing flagpoles, and the ARC will consider the impact of pole height (no taller than the lot structure) and flag size on surrounding properties. The pole shall be used only for flags, and Federal Flag Code flag display etiquette shall be adhered to (e.g., not flown at night unless illuminated).

**\*Landscaping: Types of plants:** City code prohibits some species of plants. (Vegetation: Article II Trees & Shrubbery, Sec. 27-18). It shall be unlawful to plant or cause to be planted any species of tree on the right-of-way of any street, alley, sidewalk or other public place within the city which by its habit or growth would obstruct, restrict, or conflict with the necessary and safe use of the public rights-of-way.

Vacant lots are to be landscaped and maintained in a manner similar to lots with structures.

There are no other restrictions on shrubbery or other plant materials, with the exception that vegetable gardens shall be located behind the front setback line (20 feet), and in the case of corner lots, also the side setback line (15 feet) or behind a fence.

**Surface materials:** A resident shall not alter the surface material of a lot in such a way that would increase the water run-off to surrounding properties: changing the amount of impervious area could affect drainage. Sensible water-use practices and Xeriscaping are permitted, but installation of artificial turf or plants are prohibited. Also prohibited are mulched (including gravel) beds or areas without landscape plant material, and paving of areas not required for walkways, patios, plazas or parking areas. (See paving for parking areas). Bare ground, or weed-covered or infested surfaces are not permitted.

**Time Line for Landscaping Projects:** All landscaping projects must adhere, at least, to Commencement and Completion Guidelines in Section 6.8 of the Amended and Restated NFHOA Protective Covenants (2005). Further restrictions (e.g., shorter completion time), may be required by the ARC.

**Lights and lighting:** Permanent exterior lighting is permissible for purposes of illumination of entrances, decks, driveways and parking areas and for other approved purposes, provided that it is unobtrusive for surrounding properties.

**Outbuildings (such as sheds) and temporary structures** (See also Section 5.15, Amended and Restated NFHOA Protective Covenants, 2005): ARC approval is required. Whether for additions or new structures, the exterior of outbuildings shall appear similar to the house exterior (i.e., colors, materials, roofing). The building shall be located behind a fence or behind a lot setback, and not in the front yard. The ARC, in reviewing the application for outbuilding approval, shall consider parcel grading, fence locations, landscape screenings, etc., in granting any approvals. The homeowner is responsible for complying with city codes related to construction of outbuildings (height, square footage, location, setback, etc.).

Friendly reminder: Be sure to check about underground utilities before doing any digging!

**Paint Colors:** If repainting the same colors, ARC approval is not required. If a color change is planned, ARC approval is required. Colors typically found within Nelson Farm appear to be harmonious. It is in the best interest of residents to select subtle, traditional colors to blend with the character of the neighborhood.

**Patios and Patio Covers:** (see Decks & Patios)

**Paving:** ARC approval is required for changes visible from the street, regardless of whether for walks, driveways, patio areas, or other purposes. The total combined areas intended for driveways, sidewalks, and parking cannot exceed 40 percent of any front or side yard (City Code requirement). See city code for rules regarding sidewalks, driveways, and other paving of lot areas.

**Roofs:** ARC approval required for roof replacement. The replacement roof shall be harmonious with and comparable to those on other properties in Nelson Farm, and be in compliance with Ft. Collins city code. Dimensional asphalt or similar quality roofs are preferred.

**Setbacks:** Minimum city setbacks for buildings in Nelson Farm development (meaning that buildings shall be no closer to the lot line than the distance listed). There are some exceptions for sheds and fences. Check city zoning regulations for that information.

- 20 feet in front (many other residential areas are only 15)
- 15 feet rear
- 15 feet sides on corner lots only
- 5 feet sides on interior lots

**Sheds:** (See Outbuildings)

**\*Sidewalks:** ARC approval required for construction, major repair. (see Paving)

**Siding:** See External materials

**Signs:** No signs identifying or advertising commercial enterprises are permitted. All other signs shall meet city signage requirements for residential districts and uses.


**Structural replacement:** (See Damage Repair, above).

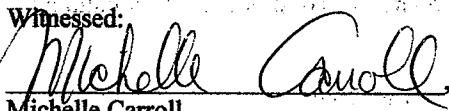
**ARC Guidelines Amendment Policy**

These ARC guidelines are written with the knowledge that they may be required, from time to time, to be amended or modified to be congruent with current NFHOA member concerns, to accommodate improvements in construction materials, or to be congruent with changes in City, County or State law. The ARC guidelines will only be modified after the NFHOA board has an opportunity to discuss the purported change. A majority vote of the board is required to amend or modify the ARC guidelines. Notice will be posted either by mail, at the annual meeting or on the NFHOA website as these changes are made.

**IN WITNESS WHEREOF, the undersigned certify that this RESOLUTION was adopted by the Board of Directors of this association on this 6th day of December 2005.**

**NELSON FARM HOMEOWNER'S ASSOCIATION by:**

  
**James S. Strickland**, President

**Witnessed:**  
  
**Michelle Carroll**, Secretary

# NELSON FARM HOMEOWNER'S ASSOCIATION

## SWIMMING POOL RULES

### GENERAL

1. It is the obligation of each member to be familiar with the rules and regulations. Parents are responsible for teaching their children and instructing them to obey pool management and staff.
2. It is the duty of landlords to inform tenants of the rules. A landlord who gives tenants the use of the facilities forfeits his own privileges of use.
3. Landlords must provide in writing, to the Property Management Company, definition of who is to have the use of the facilities (owner or renters).
4. Only members in good standing (paid up dues) and their guests may use the facilities.
5. All persons using the pool must log in on the "Sign In Log" sheet.
6. ALL PERSONS USING THE POOL DO SO AT THEIR OWN RISK. THE ASSOCIATION AND MANAGEMENT COMPANY WILL NOT BE RESPONSIBLE FOR ANY ACCIDENT OR INJURY IN CONNECTION WITH SUCH USE.
7. ALCOHOLIC BEVERAGES, SMOKING AND TOBACCO CHEWING ARE PROHIBITED IN ALL COMMON AREAS. Common area includes the parking lot, greenbelt, tennis courts and swimming pool areas.

### POOL MANAGEMENT

1. The pool management shall consist of the pool manager, designated lifeguards, representative of the Property Management Company and the Association board members.
2. The pool management shall have control over all foreign objects taken into the pool area.
3. The pool management is authorized to clear the pool of swimmers at any time (usually for weather).
4. The pool management will post pool pertinent information such as pool hours, swim lessons and swim team sign up sheets near the pool.
5. Notices placed on nearby bulletin boards are to have swimming pool or property management consent.
6. Members are not to reprimand any employee. Any complaints are to be brought to the attention of the Property Management Company, pool manager or any member of the Association Board.
7. Whenever any member repetitively violates the rules, management may limit or suspend his or her privileges, subject to review by the Board.
8. The pool is available for private parties on Monday and Thursday nights. Please call the office or talk to the lifeguards if you would like to reserve a party date.
9. No food or drink sales are permitted within the confines of the pool area without prior approval from the NFHOA Board.

## **POOL RULES**

1. Everyone must check in at the pool office.
2. The following are strictly prohibited in the pool area:

Smoking	Alcoholic beverages
Running, pushing or rough play	Excessive Noise
Playing on ropes	Profane language
Glass containers	Animals
Cut-off pants	Food, gum or drinks in the water
Climbing on guard stands, fences or poles	Chewing tobacco
Small thrown hard objects	Bicycles (within gates)
Rollerblades (use within gates)	Skateboards (use within gates)
3. Babysitters will not be considered guests when accompanying a member's child. The sitter may not bring in guests.
4. Do not distract the guards unnecessarily.
5. All persons using the diving board will dive straight off the end and not over the sides.
6. Only one person at a time is allowed on the diving board.
7. No one who has open sores, band-aids or bandages may use the pool.
8. Rocks, hard balls and sharp toys are not allowed in the pool. Small objects are not allowed in pool. Pool management has control over all foreign objects.
9. The baby pool is limited to the use of non-swimmers. Any child still wearing diapers must wear "swimmies". A responsible individual must be at water's edge to supervise children using the baby pool. The guards will not provide supervision for the baby pool. The baby pool is only open when the large pool is open.
10. Flotation devices are allowed in the baby pool so long as the guards do not judge them to be a safety hazard.
11. In the large pool, any child not closely supervised MUST be able to swim the width of the pool to the guard's satisfaction OR be tall enough to stand flat-footed in the shallow end of the pool with the water no higher than his/her chin. In these cases, the child will be restricted to the shallow end of the pool.
12. Water wings, life jackets, and swim sweaters are allowed in the large pool. Other flotation devices (of reasonable size) are allowable at the discretion of the guard. When the pool is crowded the guard may restrict the use of flotation devices.
13. All non-swimmers using a flotation device in the water must be closely supervised.
14. No flotation device may be used on the diving board except approved life jackets. Fins, masks, and snorkels are permitted.
15. **The common area is a tobacco free area.** This is a safety and sanitation issue.
16. On safety issues, the judgment of the guards on duty shall supersede any of the above rules. Complaints shall be referred to the management.


Questions or concerns regarding Pool Rules can be directed to Splash Pool Services, 482-4839, Antares Property Services, 407-9990 or a NFHOA Board member.

**Amendment Policy:**

This document is written with the knowledge that it may be required, from time to time, to be amended or modified to be congruent with NFHOA member concerns or to be congruent with changes in City, County or State law. Refer to the NFHOA policy document titled "Adoption and Amendment of Policies, Procedures and Rules".

IN WITNESS WHEREOF, the undersigned certify that this RESOLUTION was adopted by the Board of Directors of this association on this 28th day of June, 2005.

NELSON FARM HOMEOWNER'S ASSOCIATION by:

  
\_\_\_\_\_, President  
James S. Strickland

Witnessed:

  
\_\_\_\_\_, Secretary  
Michelle Carroll



**NELSON FARM HOMEOWNER'S ASSOCIATION**

**TENNIS COURT RULES**

**RULES**

These are private courts reserved for the exclusive use of members in good standing of the Nelson Farm Homeowner's Association. At least one NFHOA member must be playing on an active court unless prior approval is received from the Property Management Company or the NFHOA Board.

**ALCOHOLIC BEVERAGES, SMOKING AND TOBACCO CHEWING ARE PROHIBITED IN ALL COMMON AREAS.** Common area includes the parking lot, greenbelt, tennis courts and swimming pool areas.

Courts shall be used only for tennis. No bicycles, skateboards, roller blades, vehicles, or toys are allowed. No food or beverage, other than water, is allowed on courts.

Regulation tennis shoes shall be worn at all times. Only people playing tennis are allowed on the courts. Gates are not to be left propped open.

Proper tennis etiquette shall be observed at all times. Loud and offensive language shall not be used. Shirts are required.

Players waiting for an available court shall wait outside the fence. No animals will be allowed on the courts. Also, as the court surface is easily dented, chairs, stools and other sharp objects shall remain outside the fence.

Private instruction on courts is permitted with a minimum of one Nelson Farm HOA student per court.

No team matches allowed without prior written approval from the NFHOA Board.

All players must sign in (one per court) immediately upon occupying a court. Players not signing in must relinquish court to new arrivals.

A reservation system will be in effect during May, June, July, August and September for the middle and east courts. A book of sign-up sheets is present at the courts. A household may reserve one court per day. Reservations are limited to 2 hours for doubles and 1.5 hours for singles. The middle and east courts, if not reserved, are available for drop in play. Drop-in players must sign in. This allows other members to know how long they can expect to wait.

Players who are not present on the court within 15 minutes of the reserved time will forfeit the reservation.

**Amendment Policy:**

This document is written with the knowledge that it may be required, from time to time, to be amended or modified to be congruent with NFHOA member concerns or to be congruent with changes in City, County or State law. Refer to the NFHOA policy document titled "Adoption and Amendment of Policies, Procedures and Rules".

Questions or concerns regarding Tennis Rules can be directed to Antares Property Services - 407-9990.

IN WITNESS WHEREOF, the undersigned certify that this RESOLUTION was adopted by the Board of Directors of this association on this 28th day of June 2005.

NELSON FARM HOMEOWNER'S ASSOCIATION by:

 \_\_\_\_\_, President  
James S. Strickland

Witnessed:  
 \_\_\_\_\_, Secretary  
Michelle Carroll

**NELSON FARM HOMEOWNER'S ASSOCIATION**

**PRIVATE POOL PARTY POLICY**

**Private Pool Party:**

Private pool parties are those events where other regular NFHOA members and guests are denied pool use to accommodate a private party.

**Private Party:**

A private party is defined as being a group of invited guests of a NFHOA member. Guests do not have to be members of NFHOA but must be accompanied, while in the NFHOA pool area, by the member requesting the private pool party reservation.

**NFHOA private party times permitted:**

Times permitted for private pool parties are Monday from 6 to 8 p.m. and Thursday from 6 to 8 p.m. Under no circumstance will private parties be scheduled to continue after 8 p.m.

**Reserving pool for private party:**

The member desiring to reserve the NFHOA pool must do so, as early as possible, by contacting either a lifeguard at the pool or calling Amy at the pool management company, Splash Pool Services - 482-9057.

**Lifeguard Requirements:**

One lifeguard is required for each twenty-five (25) party members or portion thereof.

**Rules:**

Modified pool rules (attached) govern the conduct of the member and guests using the facilities. Pool management may conclude a private party should the party be deemed out of control. The definition of 'out of control' means that the member and/or guests are not abiding by instructions given by the pool management or are conducting themselves in a manner that creates a hazardous condition for the lifeguards or members attending the party. Any moneys deposited or collected for the private pool party will not be refunded in this case.

The member and guests, who will provide their own charcoal and related materials, may use the BBQ grill. Upon completion of the party the member requesting the private party must assure that the embers have been completely extinguished.

**Alcoholic beverages, tobacco products, drugs, knives (other than eating utensils) and guns are prohibited in the common area including the pool area.**

The members and guests are responsible for cleaning up their discards from the pool area before departing the pool. All refuse is to be placed in containers provided. Any refuse that does not fit into the provided containers will be hauled off at an additional charge to be paid for by the reserved private party user.

**Party contract:**

NFHOA members reserving the pool for a private party are required to complete a reservation form (attached) that is the document that defines the terms of the reservation, fees and date scheduled.

**Amendment Policy:**

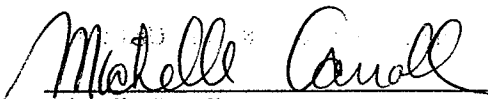
This document is written with the knowledge that it may be required, from time to time, to be amended or modified to be congruent with NFHOA member concerns or to be congruent with changes in City, County or State law. Refer to the NFHOA policy document titled "Adoption and Amendment of Policies, Procedures and Rules".

IN WITNESS WHEREOF, the undersigned certify that this RESOLUTION was adopted by the Board of Directors of this association on this 28th day of June 2005.

NELSON FARM HOMEOWNER'S ASSOCIATION by:

  
\_\_\_\_\_, President  
James S. Strickland

Witnessed:

  
\_\_\_\_\_, Secretary  
Michelle Carroll

**NELSON FARM HOMEOWNER'S ASSOCIATION**

**Private Pool Party Agreement**

The following NFHOA member has requested the use of the NFHOA swimming pool for a private pool party.

Name: \_\_\_\_\_ Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Pool Party Date Requested: \_\_\_\_\_ # in Party: \_\_\_\_\_ Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

Lifeguard fee collected: \_\_\_\_\_ Date collected: \_\_\_\_\_ by: \_\_\_\_\_

One (1) lifeguard is required for each twenty-five (25) party members or portion thereof at the rate of  
\$ \_\_\_\_\_ per lifeguard hour.

The member agrees that he/she and his/her guests will comply with the NFHOA "Private Pool Party Policy" (reverse of this form).

The member agrees that he/she and his/her guests will comply with the published pool rules (attached).

I acknowledge receipt of copies of this "NFHOA Private Pool Party Agreement", "NFHOA Private Party Policy" and the "NFHOA Swimming Pool Rules".

Member signature: \_\_\_\_\_ Date: \_\_\_\_\_ Telephone: \_\_\_\_\_

Additional notes or comments:

Number actually attending this private party: \_\_\_\_\_

Please note or define any problem areas during this private party.

A copy of this form is to be sent to Antares within 48 hours of the conclusion of this Private Party

Pool Manager: \_\_\_\_\_ Date: \_\_\_\_\_

SPLASH Pool Services – Amy – 482-9057

# NELSON FARM HOMEOWNER'S ASSOCIATION

## SWIMMING POOL RULES (MODIFIED FOR PRIVATE POOL PARTY)

### GENERAL

1. ALL PERSONS USING THE POOL DO SO AT THEIR OWN RISK. THE ASSOCIATION AND MANAGEMENT COMPANY WILL NOT BE RESPONSIBLE FOR ANY ACCIDENT OR INJURY IN CONNECTION WITH SUCH USE.
2. ALCOHOLIC BEVERAGES and TOBACCO PRODUCTS ARE PROHIBITED IN THE COMMON AREA. This includes the parking lot, tennis courts, pool and greenbelt areas.

### POOL MANAGEMENT

1. The pool management shall consist of the pool manager, designated lifeguards, representative of the Management Company and the Association board members.
2. The pool management shall have control over all foreign objects taken into the pool area.
3. The pool management is authorized to clear the pool of swimmers at any time (usually for weather).
4. Members are not to reprimand any employee. Any complaints are to be brought to the attention of the property Management Company, pool manager or any member of the Association Board.

### POOL RULES

1. The following are strictly prohibited in the pool area:

Smoking	Alcoholic beverages
Running, pushing or rough play	Excessive Noise
Playing on ropes	profane language
Glass containers	Animals
Cut-off pants	Food, gum or drinks in the water
Climbing on guard stands, fences or poles	Chewing tobacco
Small thrown hard objects	Bicycles (within gates)
Roller blades (use within gates)	Skateboards (use within gates)
2. Do not distract the guards unnecessarily.
3. All persons using the diving board must dive straight off the end and not over the sides.
4. Only one person at a time is allowed on the diving board.
5. No one who has open sores, band-aids or bandages may use the pool.

6. **Rocks, hard balls and sharp toys are not allowed in the pool. Small objects are not allowed in pool. Pool management has control over all foreign objects.**
7. **The baby pool is limited to the use of non-swimmers. Any child still wearing diapers must wear "swimmies". Any child using the baby pool must be closely supervised, at waters edge, by a responsible individual. The guards will not provide supervision for the baby pool. The baby pool is only open when the large pool is open.**
8. **Flotation devices are allowed in the baby pool so long as the guards do not judge them to be a safety hazard.**
9. **In the large pool, any child not closely supervised MUST be able to swim the width of the pool to the guard's satisfaction OR be tall enough to stand flat-footed in the shallow end of the pool with the water no higher than his/her chin. In these cases, the child will be restricted to the shallow end of the pool.**
10. **Water wings, life jackets, and swim sweaters are allowed in the large pool. Other flotation devices (of reasonable size) are allowable at the discretion of the guard. When the pool is crowded the guard may restrict the use of flotation devices.**
11. **All non-swimmers using a flotation device, in the water, must be closely supervised.**
12. **No flotation device may be used on the diving board except approved life jackets. Fins, masks, and snorkels are permitted.**
13. **The common area is a tobacco free area. This is a safety and sanitation issue.**
14. **On safety issues, the judgment of the guards on duty shall supersede any of the above rules. Complaints shall be referred to the management.**

# NELSON FARM HOMEOWNER'S ASSOCIATION

## SOCIAL MEMBER POLICY

The Nelson Farm Homeowner's Association, in its original governing documents, offered a special class of membership (now referred to as 'social members') to those living in Silverwood Village First Filing, Eldorado Spring Fourth Filing, Lake Sherwood Fourth Filing and Lake Sherwood Third Filing, allowing them to use the NFHOA pool and tennis facilities.

There has been much confusion over the years about who is and is not a 'social member' and to what these members are entitled in the Nelson Farm Homeowner's Association. It is the intent of this document to clarify and state, specifically, the rights, requirements and other information pertinent to this class of member.

From time to time the Nelson Farm Homeowner's Association Board may offer 'social membership(s)' to those living in the Silverwood Village First Filing, Eldorado Spring Fourth Filing, Lake Sherwood Fourth Filing and Lake Sherwood Third Filing. At no time will the combination of regular member and social membership exceed 400 members, in total, unless approved by a majority of the quorum present at an annual homeowner's meeting where increasing the numbers of social members is considered.

The Social Members are defined, in detail, in Section 3.2 of the Amended and Restated Protective Covenants and Homeowner's Association Agreement for Nelson Farm Homeowner's Association, Inc. that is printed on the reverse of this page.

### DEFINITIONS:

- Social member** Is defined as a member living in the Silverwood Village First Filing, Eldorado Spring Fourth Filing, Lake Sherwood Fourth Filing and Lake Sherwood Third Filing.
- Requirement:** If a person living in the above-defined area desires to become a NFHOA 'Social Member,' and an opening exists, s/he must contact the Property Management Company to complete the required legal paperwork to obtain such membership.
- Dues** The social members' annual assessment will be determined by the Nelson Farm Homeowner's Association Board of Directors. This annual assessment will be no more than the regular members' assessments and, at the Board's discretion, may be lower. Social members who are delinquent will be processed in the same manner as a regular NFHOA homeowner who is past due.
- Representation** The Social Members may, at their discretion, elect their own representative who may attend the Board meetings of Nelson Farm Homeowner's Association. The Social Members may attend any Board meeting should they have a concern they wish to bring before the Board. Also, they may contact the Property Management Company or Board member(s) with concerns, complaints or suggestions.
- Voting** The Social members will have no voting rights at any Board meeting, annual meeting or any other meeting where a vote of the regular members may be required.
- Rules & Regulations** The Social members shall abide by the rules and regulations for the common area (swimming pool and tennis courts). They are not required to abide by the Rules and Regulations specific to NFHOA homeowners' lots.
- ARC** The Social members are not required to abide by the NFHOA Architectural guidelines in regard to modifications to the exteriors of their residences.
- Rental Units** Landlords must provide in writing, to the Property Management Company, definition of who is to have the use of the facilities (owner's family or renter's family).

AMENDED AND RESTATED  
PROTECTIVE COVENANTS AND HOMEOWNER'S  
ASSOCIATION AGREEMENT

FOR

NELSON FARM HOMEOWNER'S ASSOCIATION  
(That Section pertaining to Social Members)

Section 3.1 Membership. Every person who is a record Owner of a fee interest in any Lot, which is subject to this Declaration shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot. Ownership of such Lot shall be the sole qualification for such membership. Each Lot shall be allocated one vote which shall be cast as a single vote and shall not be subject to fractional voting. This section does not apply to Social Members as set forth in Section 3.2 below.

Section 3.2 Social Members. Owners of certain lots located outside of the Nelson Farm community are entitled to Social Membership status only. Social Members are entitled to use of all common recreational facilities owned by the Association, including the swimming pool, tennis courts and bathhouse, subject to any rules and regulations set forth by the Board with respect to use of such facilities. Social Membership shall be appurtenant to the fee simple title to the lots set forth in Exhibit A attached hereto.\* The owner(s) of fee simple title to any lot located in Exhibit A shall automatically be the holder of the Social Membership appurtenant to that lot and the Social Membership shall automatically pass with fee simple title to the lot. Social Members are subject to Section 3.2 of the Declarations only. Social Members are not entitled to any Membership right or privilege provided in the Governing Documents, other than those listed herein, nor do Social Members have any Membership duties or obligations to the Association other than those provided herein.

- (a) Yearly Fee. Social Members shall pay a yearly Social Membership fee to the Association, as established by the Board of Directors, to the Association for use of the Association recreational facilities. Any fee provided for in this section which is not fully paid within 30 days after the due date thereof, as established by the Board of Directors, shall bear interest at the rate established by the Board of Directors, on a per annum basis from the due date, and the Association may assess a reasonable late fee thereon as determined by the Board of Directors. Social Members who have failed to pay the yearly membership fee shall not be entitled to use the recreational facilities. Further, the Association may bring an action at law or in equity, or both, against any Social Member personally obligated to pay such overdue charges or fees.
- (b) Other Non-Member Use of Recreational Facilities. The Board may establish the fees, terms and conditions for other non-Members to purchase an annual use privilege for the Association recreational facilities so long as the recreational facilities do not become over crowded, in the sole opinion of the Board. The Board's right to sell annual use privileges is limited in scope to owners of those lots located in Silverwood Village First Filing, Eldorado Springs Fourth Filing, Lake Sherwood Fourth Filing, and Lake Sherwood Third Filing.


\*Exhibit A is attached to the full set of covenants, not to this policy. It is a list of the specific lots included in the Social Member class.

Amendment Policy:

This document is written with the knowledge that it may be required, from time to time, to be amended or modified to be congruent with NFHOA member concerns or to be congruent with changes in City, County or State law. Refer to the NFHOA policy document titled "Adoption and Amendment of Policies, Procedures and Rules".

IN WITNESS WHEREOF, the undersigned certify that this RESOLUTION was adopted by the Board of Directors of this association on this 28th day of June 2005.

NELSON FARM HOMEOWNER'S ASSOCIATION by:

  
\_\_\_\_\_, President  
James S. Strickland

Witnessed:  
  
\_\_\_\_\_, Secretary  
Michelle Carroll



# NELSON FARM HOMEOWNER'S ASSOCIATION

## TRASH HAULER POLICY

Homeowners voted to select a single trash hauler for the Nelson Farm Homeowner's Association at the NFHOA annual meeting in 2003, and Ram Waste was selected as the Nelson Farm trash vendor, based on competitive bids and services offered. In June 2004 a legal clarification stipulated that although the members voted to select a single hauler, the Fort Collins City Code prohibits an HOA from requiring its members to abide by a single hauler restriction. The NFHOA board can only suggest or encourage our members to do so but cannot demand this of them.

The advantages of having a single trash hauler include traffic safety, environmental concerns, reduced noise, the free use of a Kart on wheels, special rates, attractive earthen-brown Karts, reduced wear and tear on streets, prompt response to phone calls and special requests, clean trucks and personalized service from, in this case, a locally owned company. Ram will replace broken Karts at no charge.

Individual members will make their own arrangements with the company regarding size and type of collection container, and bills will be sent to each individual homeowner by the trash company and are not included in the Nelson Farm assessment.

The NFHOA board may, at its discretion, seek competitive bids and services from a variety of companies on a timely basis, balancing the inconvenience of switching companies with improving costs and services to members.

The Ram Waste Nelson Farm prices, as of June 25, 2005, are as follows:

Customer's One Can Weekly (30-25 Gallon)	Customer's Two Cans Weekly (30-32 Gallon)	
Customer's Three Cans Weekly (30-32 Gallon)		
\$7.25/Month	Or a Ram provided 68-Gallon Kart	Or a
Ram provided 95-Gallon Kart		
	\$9.75/Month	
\$12.95/Month		

Recycle bins do require a \$16.00 refundable deposit. Extra Bags \$1.35 per bag  
These rates may be adjusted annually.

If you currently use another trash provider we encourage you to switch when your current paid billing cycle is completed. Please call Ram Waste at 226-3396 to setup your service. Be sure to request the Nelson Farm Homeowner's Association pricing. If you take your trash to the landfill personally, you are able to continue to do so. The trash pickup day for Nelson Farm will continue to be Wednesday mornings. Trash should be out by 7:00 AM.

All trash containers and recycle bins are to be removed from public view and placed behind a door or fence within 24 hours of trash pick up.

### Amendment Policy:

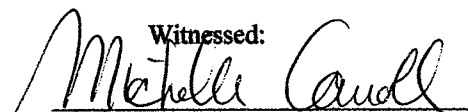
This document is written with the knowledge that it may be required, from time to time, to be amended or modified to be congruent with NFHOA member concerns or to be congruent with changes in City, County or State law. Refer to the NFHOA policy document titled "Adoption and Amendment of Policies, Procedures and Rules".

If you have any questions in regard to the single trash hauler, please contact Heather Kerwin at Antares Property Services, 407-9990.

IN WITNESS WHEREOF, the undersigned certify that this RESOLUTION was adopted by the Board of Directors of this association on this 28th day of, 2005.

NELSON FARM HOMEOWNER'S ASSOCIATION by:

  
\_\_\_\_\_, President  
James S. Strickland

Witnessed:  
  
\_\_\_\_\_, Secretary  
Michelle Carroll

# NELSON FARM HOMEOWNER'S ASSOCIATION

## SWIM LESSONS DOCUMENT

The purpose of this document is to define the Nelson Farm Homeowner's Association (NFHOA) Policy for Swim Lessons at the NFHOA swimming pool.

### Swim Lesson defined:

A swim lesson is defined as a lesson where there is a student and a swim instructor.

### Swim lesson instructor defined:

Only trained swim instructors approved by the NFHOA Board or its Pool Management Company may instruct at the NFHOA swimming pool.

### Swim lesson student defined:

Only NFHOA members and their guests may receive swim lessons at the NFHOA pool. A member must accompany students who are not members at the time of the lesson. There may be no more than three guests per member.

### Commercial/Non-commercial lessons defined:

Lessons to NFHOA members and guests are determined to be a non-commercial use of the pool. Commercial use, where classes of non-members are set up, is prohibited.

### Payment for lessons:

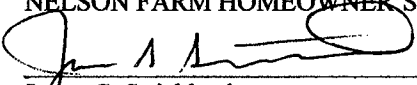
The agreement for the swim lessons is between the student or guardians and the swim instructor. NFHOA is not responsible for payment for private or group swim lessons in the NFHOA swimming pool.

### Pool rules:


The pool rules, as published, are to be adhered to at all times by the instructor(s), member(s) and guest student(s).

IN WITNESS WHEREOF, the undersigned certify that the Board of Directors of this association on this 7th day of February 2006 adopted this document.

NELSON FARM HOMEOWNER'S ASSOCIATION by:

  
\_\_\_\_\_, President  
James S. Strickland

Witnessed:

  
\_\_\_\_\_, Secretary  
Michelle Carroll

# NELSON FARM HOMEOWNER'S ASSOCIATION

## TENNIS LESSON DOCUMENT

The purpose of this document is to define the Nelson Farm Homeowner's Association (NFHOA) Policy for Tennis lessons at the NFHOA Tennis Courts.

### Tennis lesson defined:

A tennis lesson is defined as a lesson where there is a student and an instructor.

### Tennis lesson instructor defined:

Only tennis instructors approved by the NFHOA Board or its Property Management Company may instruct at the NFHOA tennis courts.

### Tennis lesson student defined:

Only NFHOA members and their guests may participate as tennis lesson students at the NFHOA tennis courts. A member must accompany students who are not members at the time of the lesson. There may be no more than three guests per member.

### Commercial/Non-Commercial lessons defined:

Lessons to NFHOA members and their guests are determined to be a non-commercial use of the tennis courts. Commercial use, where classes of non-members are set up, is prohibited.

### Payment for lessons:

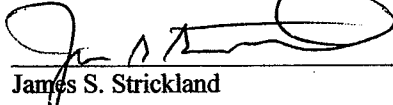
The agreement for the tennis lesson(s) is between the student or guardian and the tennis instructor. NFHOA is not responsible for payment for private or group tennis lessons at the NFHOA tennis courts.

### Tennis Court Rules:

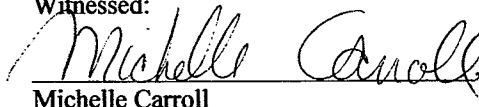
The NFHOA tennis court rules are to be adhered to at all times by the student(s), guest(s) and instructor(s).

IN WITNESS WHEREOF, the undersigned certify that the Board of Directors of this association on this 7th day of February 2006 adopted this document.

NELSON FARM HOMEOWNER'S ASSOCIATION by:

 \_\_\_\_\_, President  
James S. Strickland

Witnessed:

 \_\_\_\_\_, Secretary  
Michelle Carroll

# NELSON FARM HOMEOWNER'S ASSOCIATION

## VENDING MACHINE POLICY

The purpose of this document is to define the Nelson Farm Homeowner's Association (NFHOA) Policy for the placement of VENDING MACHINE (S) in the common area, specifically, the swimming pool bathhouse.

### **Vending Machine defined:**

Any machine which requires the insertion of monies to receive a product. Most generally this will be a drink machine. Machines dispensing small plastic containers, small toys or articles are prohibited. Only drink machines are permitted. Machines dispensing glass containers are prohibited.

### **What NFHOA provides:**

NFHOA will provide an area where (a) vending machine(s) may be placed. Electrical service will be available at this location. Following the swimming pool closure for the season, the vending machine(s) will be disconnected from electrical service. The machine(s) will be connected in the spring, when the swimming pool opens and the vendor services and restocks the machine.

### **Liability for the vending machine:**

The vendor placing the vending machine on NFHOA premises does so at his/her own risk. The area is within a secured (fenced) area; however, it is not secured behind a closed, locked door. NFHOA assumes no responsibility for any damage or vandalism to the machine(s). The vendor assumes all risks associated with the placement of his/her equipment on NFHOA property.

### **Liability insurance:**

The vendor shall provide NFHOA with a copy of his/her Liability Insurance rider and is responsible for any injuries or damages caused by his/her vending machine(s).

### **Agreement form:**

The vendor will complete the form on the reverse side of this policy statement. The agreement will be maintained on file with the NFHOA Property Management Company.

### **Compensation:**

NFHOA will permit a vending machine vendor to place his/her equipment on the facilities and makes no demand for compensation. However it is the intent of NFHOA that the vendor maintains low prices to compensate for this benefit.

### **Machine maintenance and cleaning:**

NFHOA is, in no way, responsible for cleaning, maintaining or servicing the vending machine(s) placed at the NFHOA bathhouse. These are the sole responsibilities of the vendor placing the machines on NFHOA property.

### **Machine malfunctions:**

The vendor shall rebate, to the pool management, and funds refunded to members or guests due to the failure of the vendors' vending machine(s) to properly dispense either a selected drink or proper change in the course of a transaction. Pool management shall maintain a log of refunds and immediately post an "Out of Order" sign on any machine malfunctioning. The refund log will be presented to the vendor for reimbursement. Requests for malfunctioning vending machine repairs must be responded to within three (3) business days.

**NELSON FARM HOMEOWNER'S ASSOCIATION**  
**VENDING MACHINE AGREEMENT**

This agreement, entered into on \_\_\_\_\_, 20\_\_\_\_, defines the responsibilities and requirements between Nelson Farm Homeowner's Association and FRONT RANGE VENDING, INC. for vending machine placement on NFHOA property, specifically the pool house located at 1771 Norwood Lane, Ft. Collins, Colorado 80524.

NFHOA makes no demands or requests for any commission or remuneration with Front Range Vending placing their vending machine(s) at the above named location. It is our intent that Front Range Vending provides refreshments at the lowest price possible to our members for permitting the placement of the machine(s) at our location.

**NFHOA to provide:**

1. NFHOA will provide a location on the facility for the placement of (a) vending machine(s).
2. Electric service, for no more than two machines, will be available at this site.

**Front Range Vending to provide:**

1. A copy of their liability insurance rider
2. Assumes all responsibility for any injury or damage caused by their machine(s)
3. Maintain, clean and service their machine(s)
4. The vendor shall rebate, to the pool management, any funds refunded to members or guests due to the failure of the vendors' vending machine(s) to properly dispense either a selected drink or proper change in the course of a transaction.
5. The vendor shall respond to requests for repairs to a malfunctioning vending machine within three (3) business days.
6. At end of season - Empty their machine(s) and unplug equipment to avoid possible damage since the facilities are not monitored on a daily basis in the off-season.

Front Range Vending acknowledges that they are cognizant that the vending machine(s) will be located within the facilities locked fenced area; however, it is not in a locked and secured room. Front Range will hold harmless NFHOA for any and all vandalism that may occur with the location of their equipment in this area.

Front Range Vending acknowledges that under no circumstance are machines dispensing glass containers, small plastic toys, small toys or small articles to be used in the NFHOA facility.

**Term of Contract:**

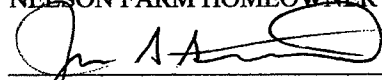
This contract will continue year to year or until either party terminates the contract with a 30-day notice to cease the services provided by the vendor. This contract will be reviewed annually with all other contracts entered into by NFHOA.

Front Range Vending: \_\_\_\_\_  
Tele: 970-356-0787

Nelson Farm Homeowner's Association: \_\_\_\_\_

IN WITNESS WHEREOF, the undersigned certify that this DOCUMENT was adopted by the Board of Directors of this association on 18<sup>th</sup> day of February 2006.

NELSON FARM HOMEOWNER'S ASSOCIATION by:

  
\_\_\_\_\_, President  
James S. Strickland

Witnessed:  
  
\_\_\_\_\_, Secretary  
Michelle Carroll

# NELSON FARM HOMEOWNER'S ASSOCIATION

## 4TH OF JULY PARTY POLICY

The NFHOA will host an annual 4th of July party. The pool will open at normal hours for the day of the week (10:00 am weekend days and 11:00 am weekdays) and close at 5:00 pm, thereby allowing everyone to participate in other evening activities. Food will be served from 12:00 pm until 2:00 pm. Only members and guests will be permitted access to the pool area and participate in the activities. Normal pool rules apply except where deviations are decided by the Pool Management Company. **Glass containers, alcoholic beverages and tobacco products are prohibited in the pool area.**

### NFHOA will provide:

Meats & substitutes (hamburgers, hot-dogs and veggie burgers)  
(Approximately 170 hamburgers and 120 hotdogs were consumed in 2005)  
Buns  
Condiments (need 2 each, ketchup, mustard & relish)  
Chips  
Soda, water, ice & coolers (288 cans of soda & 3 - 24 bottle cases of water in 2005)  
Paper goods - paper plates, tablecloths, napkins, plastic ware (used more than 200 plates in 2005)  
Grill supplies (charcoal & lighter)  
Grill equipment (long handled spatula & tongs, potholder mitts as grill handle gets hot)  
9 x 12 pans to store hot meat & transport to serving table  
Large serving utensils for various salads & desserts  
Volunteer cooks  
Volunteer check-in assistance  
Name tags for Board and volunteer members  
Prize money for event contests prizes (\$50.00)  
Recycle container — suggest 2 bins  
Board may solicit donations from local businesses such as grocery stores (\$120 in 2005) \*  
A U.S. flag will be posted, at the pool, this day

### Pool Management Company will provide:

Guards to accommodate a large gathering  
An advance sign up sheet for NFHOA members who desire to bring food to share (**alcoholic beverages, glass containers and bottles are prohibited in the pool area**)  
Various games conducted in the pool or area for members/guests  
Guards may select game prizes, using NFHOA budgeted amount  
Coordination with NFHOA Board member(s) present should their assistance be needed

### Members may provide:

Volunteer cooks to assist at the BBQ  
A covered dish/salad  
Desserts  
Chips  
Drinks  
Watermelon or other fruits  
Members are requested to clean up after themselves discarding trash and recyclables in their respective containers

It is our intent that everyone has a safe and enjoyable experience during this great day.

\* It is suggested that the Board seek donations for the annual BBQ from local merchants no later than 30 days prior to the BBQ.


King Soopers                  Walmart                  Safeway                  Albertsons                  Sunflower  
Sams Club                  Others

**Amendment Policy:**

This document is written with the knowledge that it may be required, from time to time, to be amended or modified to be congruent with NFHOA member concerns or to be congruent with changes in City, County or State law. Refer to the NFHOA policy document titled "Adoption and Amendment of Policies, Procedures and Rules".

IN WITNESS WHEREOF, the undersigned certify that this RESOLUTION was adopted by the Board of Directors of this association on this 28th day of July 2005.

NELSON FARM HOMEOWNER'S ASSOCIATION by:

  
\_\_\_\_\_, President  
James S. Strickland

Witnessed:

  
\_\_\_\_\_, Secretary  
Michelle Carroll



# NELSON FARM HOMEOWNER'S ASSOCIATION

## MAILING LIST POLICY

It is the policy of NFHOA that the names, addresses and telephone numbers of NFHOA members are never to be distributed, sold or otherwise made available to anyone who may desire to use such a list for commercial purposes.

The NFHOA member names, addresses and telephone numbers, when published in a neighborhood directory, are available to neighborhood homeowners for personal, not business or commercial use.

A homeowner business may not use the directory for mass mailings or unsolicited telephone calls.

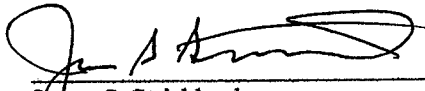
A homeowner business may, if desired, advertise his/her business in the homeowner directory. He/she may contact the Property Management Company to discuss the requirements and cost of such ad.

### Amendment Policy:


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IN WITNESS WHEREOF, the undersigned certify that this RESOLUTION was adopted by the Board of Directors of this association on this 28th day of July 2005.

NELSON FARM HOMEOWNER'S ASSOCIATION by:

  
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# Nelson Farm Newsletter

Summer 2011

Colorado Association Services - An Associa Company

## Gate Codes

Effective May 2011: THE CODE TO ACCESS THE POOL AND TENNIS COURTS WILL BE {4 1 3 5 2}. Management and Board Members will check validity of members at the pool frequently to ensure that no one is trespassing. If you provide your code to non-Nelson Farm members, your privileges will be revoked and possible fines added to your account.

## Pool Season Dates and Hours

2011 SEASON DATES May 26 - September 5

### POOL HOURS

Thursday May 26, 12-8  
\*NEW\* Monday/Thursday 11-6, June 2 - June 16  
\*NEW\* Monday/Thursday 11-8, June 20 - August 11  
\*\*\* The pool will close at 6pm when a pool party is scheduled \*\*\*  
Tuesday/Wednesday/Friday 11-8  
Saturday/Sunday 10-8  
\*NEW\* School Days 11:30-6:30  
Memorial/Labor Day 10-8  
4th of July 11-5

The pool will open at 12pm on July 5 for Splash Guard Games



### 2011 Board of Directors

- Glenn Gray - President
- Mark Higgins - Vice President
- Bret Ellis - Treasurer
- Asad Aziz - Secretary
- Mark Remmers - Member at Large
- Joseph Harmon - Member at Large
- Mark Pfaffinger - Member at Large

### Pet Waste

Please clean up after your pets and do not allow them to damage or run loose on the Association's common areas or in the stormwater detention areas

### Exterior Painting

Please plan to paint the exterior of your home as needed (as it fades and ages) which will help to maintain higher property values within the community.

### Vandalism

Please promptly contact Fort Collins Police Services at 970-221-6540 to report any vandalism noted within the community.

## Planned and Completed Pool Improvements

Concrete repairs have been completed in the parking lot and the expansion joint caulking surrounding the pool has been replaced. A new portable stair system is also being installed to assist with pool entry and exit

### Architectural Review and Approval

Please remember to submit architectural review requests for approval of any alteration to the exterior of your property. The Architectural Review Committee must also review and approve requests for installation of satellite dishes prior installation. Please submit all architectural review requests to Colorado Association Services and they will be promptly forwarded to the Architectural Review Committee for review and response.



## Trash removal and recycling

Everyone has trash, but not everyone knows that extra trash, old furniture, appliances and junk items that are not in a trash bin are considered public nuisance and a potential health hazard.



If you know that you will be having any of these items left out on your property, and are uncertain if the trash removal provider will pick them up, give them a call and arrange for an extra pickup. Please also contact your trash removal provider if you would like information regarding yard waste recycling services. If you notice a neighbor is having problems disposing of their trash, and you have received no response in attempting to talk with them, you can call the City of Fort Collins Nuisance Hotline at 416-2200 to voice concerns.

Please also be sure to store your trash bin out of view on non-collection days as required by the Association's governing documents.



## Nelson Farm Swim Team

Maintaining a reputation of family and fun for over 20 years, the Nelson Farm Swim Team continues a history of excellence in swimming! Please contact Mark and Kris Higgins for more information at 970-412-2241 or higginscenter@hotmail.com.

## Parking

Please be reminded that no inoperable or unlicensed vehicles may be parked on a lot unless screened from public view or parked/stored within a fully enclosed garage. An inoperable vehicle is defined as one that has not been moved under its own power for a period longer than 72 hours. Additionally, recreational vehicles (RVs) such as boats, campers, trailers and motor homes shall not be stored or parked on a Lot for more than 72 hours unless either screened from public view behind the front setback of the Residence or parked/stored within a fully enclosed garage. The 72 hour period for RVs is allowed for loading and unloading before and after trips.

## Foxes



In response to reports about some residents feeding foxes, or having food scraps outside that are accessible to foxes in the neighborhood, the Board contacted the Colorado Department of Wildlife (CDOW) for guidance.

CDOW's guidance is as follows:

1. It is illegal to feed foxes and coyotes in urban areas such as the City of Ft. Collins, and is a violation of wildlife regulations.
2. Foxes can carry Rabies and Mange and all contact should be avoided.
3. Fox are not pets; they should not be approached, fed, harassed, or domesticated.
4. Foxes may prey on small animals and be quite aggressive in certain situations where food scraps are available or small animals are vulnerable.

Given this guidance, please refrain from feeding the foxes and ensure that your children and small animals are protected!

## 4<sup>th</sup> Annual Neighborhood Open Space Clean-Up

Please join us for our 4<sup>th</sup> Annual Neighborhood Open Space Clean-Up to continue to maintain our beautiful open space and have a chance to get better acquainted with your neighbors. Rubber gloves, trash bags and treats will be provided for those willing to lend a hand in this effort. We need and appreciate your help with this fun and rewarding project!

**When:** Sunday, June 5, 2011 from 2pm – 4pm (rain or shine)

**Where:** At the East end of the pond, south of the pool

Contact Maureen Ryerson at 226-0109 with questions regarding this event.



## Nelson Farm Community Website

Please check out our community website, and then register! The website could be much more beneficial to the Nelson Farm community if more Members would register.

On the website you can access important Association documents, such as:

- Policies & Procedures
- Governing Documents
- Design Guidelines

What are the rules on how long you can leave trash cans out, repainting your house or storing a trailer? How about the tennis court and pool gate code? Check the website!

The more Members who register, the more communication can be accomplished without the expense and waste of 'snail' (USPS) mail. Registration information below...

### Website Login Information

All Nelson Farm Homeowners Association governing documents, minutes, financials

## Colorado Association Services

Colorado Association Services (CAS) offers a unique advantage to our clientele – the chance to have local contact with experts in multiple trades, while utilizing national resources – giving Nelson Farm Homeowners Association the best of all worlds with a staff of professionals providing the hands-on experience to face any challenge successfully.

CAS also brings a wide base of collective know-how, knowledge to support the Association in fields ranging from accounting and information technology to landscaping and building maintenance... and everything in between.

Here are just a few of the ways CAS provides proactive association management for Nelson Farm Homeowners Association Members

and information can be reviewed on the Association's website via:

- Go to [www.associacolorado.com](http://www.associacolorado.com)
- Click the Owner Login link in the upper right corner of page
- Type 'nels' in the Community Website Login field and click the arrow
- Choose 'Nelson Farm' from the drop down menu and click the arrow
- Click 'Sign up for new account!' at the bottom of the page
- Enter you account ID in the box and check the 'I agree to terms of use and privacy policy' box and click 'Next'
- Choose 'Owner Name' in the Resident Registration Wizard field and click 'Next'
- You will then be able to create your user account.

**Please contact Colorado Association Services at 970-407-9990 with any questions or if you need your account ID.**

every day:

- Facilitating productive Board and Annual Membership meetings
- Comprehensive site inspections
- Maintenance of all records, contracts, warranties and other items important to the verification of services performed on the property
- Assignment of an operational team including a community manager, administrative assistant, accounting staff member, homeowner service representative, and secondary personnel to help the Board of Directors and the Membership when needed
- Facilitation of Member and Board of Directors correspondence

# The Summer Times

## 2011 SEASON DATES

May 27-September 6

### POOL HOURS

Thursday May 27th 12-8

\*NEW\* Monday/Thursday 11-6  
June 2-June 16

\*NEW\* Monday/Thursday 11-8  
June 20-August 11

\*\*\*The pool will close at 6pm  
when a pool party is scheduled.

Tuesday/Wednesday/Friday  
11-8

Saturday/Sunday 10-8

\*NEW\* School Days 11:30-6:30

Memorial/Labor Day 10-8

4th of July 11-5

The pool will open at 12pm on  
July 5 for Splash Guard  
Games. Look for information  
about how you can support  
your lifeguard team!

### CONTACT INFORMATION:

#### Nelson Farm Pool

1771 Norwood Ln.

Pool Phone:

970-226-5490



Phone: 970-482-9057

www.splashpoolservices.com

## GEARING UP FOR THE 2011 SUMMER...

### CHILDREN AND SAFETY

As the swimming season draws closer please remind your family about pool and sun safety. Please remember that you are ultimately responsible for the safety of your children. There is no substitute for your active supervision! For the safety and enjoyment of everyone, we ask that the pool and staff not be used in place of childcare. In the large pool, any child not closely supervised **MUST** be able to swim the width of the pool to the guard's satisfaction **OR** be tall enough to stand flat-footed in the shallow end of the pool with the water no higher than his chin. In these cases, the child will be restricted to the shallow end of the pool. Swimmers who are dependent on floatation devices to swim must be accompanied (within one arms length) by an adult swimmer who is also in the water. Make sure your swimmers know there is **NO DIVING IN WATER LESS THAN FIVE FEET DEEP and that HANDS MUST ENTER THE WATER FIRST FOR ANY HEAD FIRST ENTRY.**

As we get closer to spending hours on end basking in the fantastic Colorado sun be sure to look for a sunscreen with UVA and UVB protection and teach your children to be sun smart...reapply, reapply, reapply.



### MEMBER SIGN-IN

The membership sign-in log is designed to identify Nelson Farm pool members in order to preserve the value of your membership, to promote safety and to minimize liability. Membership will be verified with a membership list provided by Colorado Association Services. Please help the lifeguards enforce this policy by signing in every time you come to the pool.

*Thank you for your help!*

Welcome to the Splash Water Wise **SWIMMING LESSONS** Program. Because space in this letter is limited, all participants will receive a detailed informational handout upon registering for the program at the pool. This handout will address class cancellations, refunds, specific class requirements, etc. Please speak with the pool manager or any swim lesson instructor concerning questions you have or to verify the proper placement for your swimmer. Additional information is available on our website & will be available at the pool on opening day.

#### Session Dates:

Session 1 June 6-June 17

Session 3 July 11-July 22

Session 2 June 20- July 1

Session 4 July 25-August 5

Classes cost \$30-\$40/swimmer/session. Payment is due at the time of registration. **Register at the pool.**

Classes run for 25-40 minutes (depending on the level) between 9am and 11am Monday-Friday the first week and Monday-Thursday the second week.

Private lessons are available at your convenience. Speak with the pool manager to make arrangements.





## **INDEPENDENCE DAY**

Celebrate the 4<sup>th</sup> of July with a **POOL PARTY!**

The lifeguards will be hosting games and giving away prizes during the party from 12pm-3pm. The main dish for the BBQ will be provided...we need volunteers to help grill! Please sign up at the pool. Please sign-up to bring a dish to share. The pool is open from 11-5.

## **PRIVATE PARTIES**

The pool can be reserved for private parties Monday and Thursday nights from 6pm-8pm. A party contract and agreement will need to be signed for each private party. Lifeguards are required for all private events. If the number of guests at the function (this number includes swimmers and non-swimmers) is below 15 one lifeguard will be required. Additional guests will require additional lifeguards. Management will coordinate the appropriate number of lifeguards with the hosting pool member. The charge is \$16.50 per lifeguard hour payable to Splash. ***Please schedule your event with the pool manager at least one week in advance.***

## **GUESTS**

Your family and friends are welcome to enjoy the pool with you!

Members may bring guests provided that the member remains at the pool with the guests. Adult members may bring up to 5 guests per visit to the pool. School age members may bring 1 guest. *Babysitters will not be considered guests when accompanying a member's child.* Guests must sign in upon arrival at the pool .

If you plan on having more than 5 guests during one visit to the pool, please speak with the pool manager to arrange your party. You may be asked to pay for an additional lifeguard for your group.

***Please remember to pick up after your group. Thank you.***

## **POOL RULES**

1. SWIM AT YOUR OWN RISK
2. Everyone must check in at the pool office.
3. On safety issues, the judgment of the guards shall supersede ALL pool rules. Complaints shall be referred to the management.
4. The following are strictly prohibited in the pool area:

Running, pushing or rough play	Excessive Noise
Playing on ropes	Profane language
Glass containers	Animals
Cut-off pants	Food, gum or drinks in the water
Climbing on guard stands, fences or poles	Diving in water less than 5 feet deep
5. The entire pool facility, as well as the common area, are Non Smoking areas.
6. Alcohol is not permitted.
7. All persons using the diving board will dive straight off the end and not over the sides.
8. Only one person at a time is allowed on the diving board.
9. No one may use the pool who has open sores, band-aids or bandages.
10. **NO LIFEGUARD ON DUTY IN WADER POOL.**
11. The wader pool is limited to the use of non-swimmers. Any swimmer still wearing diapers must wear "swimmies". All swimmers using the wader pool must be closely supervised (at waters edge) by a responsible individual. The wader pool is only open when the large pool is open.
12. Flotation devices are allowed in the wader pool so long as the guards do not judge them to be a safety hazard.
13. Water wings, life jackets, and swim sweaters are allowed in the large pool. Other flotation devices (of reasonable size) are allowable at the discretion of the guards.
14. No flotation device may be used on the diving board except approved lifejackets. Fins, masks, and snorkels are permitted.
15. Rocks, hard balls and sharp toys are not allowed in the pool.