

**Nelson Farm Homeowners Association (NFHOA)**  
**Rules and Regulations (R&Rs)**

**Definitions**

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 (Associa, 1063 west Horsetooth Road, Suite 100, Fort Collins, CO 80526). 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).

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Motorized vehicles are not 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.**

**Leasing** – No owner may lease a Lot, or a portion thereof, for transient or hotel purposes or for a term of less than 90 days.

**\*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 or 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 cause 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 for 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.

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**\*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 24 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 36 by 48 inches. Garage sale signs may be placed up to two days prior and be removed not later than 24 hours 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**

- a. *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.
- b. *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.
- c. *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.

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- d. *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 firefighting, 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 (10,000) 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.

- a. 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 (6’) fence and the front or side setbacks of the Residence is acceptable.
- b. 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.
- c. 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.

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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 11<sup>th</sup> day of August 2016.

NELSON FARM HOMEOWNERS ASSOCIATION by:

\_\_\_\_\_, President  
Marshall Flug

\_\_\_\_\_, Secretary  
Ling Stewart