**Greetings from your Dutch Creek Filing III Board!**

This packet is designed to welcome any new neighbors and to remind those who have lived in Filing 3 for a while of some important information about our community. We hope you find it helpful.

**Reminders about covenants:**

Some of the most frequent issues we have in our community involve parking and automobiles. Please keep in mind the following covenants:

* In our community, there is no overnight street parking allowed. If you know you will have cars parked on the street for a short period (overnight guests, college student home for break, etc.), please inform a board member.
* Along those lines, any vehicle parked in a driveway must be operational (i.e. in working condition and with current registration). Any vehicle that is not operational or currently licensed needs to be parked in a garage.
* Commercial vehicles are not allowed to be parked in our neighborhood.

Please make sure Trash and Recycling bins are only out for collection on Mondays. Otherwise, receptacles need to be behind fences or in garages.

Lawns and other areas need to be kept free of overgrown weeds and other unsightly conditions.

Major projects, improvements, and renovations to any property need to be submitted to the Architectural Control Committee. The forms for projects are available in this packet and on the Dutch Creek website.

**Communication:**

In order to best communicate with you, we would like a current email. Through this, we can email updates and information to you (information on projects like fence repairs, reminders about HOA meetings, requests for community activities, etc.). Please send an email with your name and house address to filing3@dutchcreekhoa.com

We also invite you to join our monthly HOA meetings. Together, we can work on making our community an even better place to live. Contact any board member for details on meeting time and place.

Thank you!

WELCOME

TO

DUTCH CREEK

 FILING III

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 Additional forms may be found at:

 <http://www.dutchcreekhoa.com/index/filing-iii/f3-architectural/>

**FILING III**

**CONTACT INFORMATION**

|  |  |
| --- | --- |
| **MAILING ADDRESS:**DUTCH CREEK VILLAGE FILING III HOA, INC.P.O. BOX 621483LITTLETON, CO 80162 | **OFFICIAL E-MAIL ADDRESS:**filing3@dutchcreekhoa.com |
| **WEBSITE ADDRESS:** http://www.dutchcreekhoa.com/index/filing-iii/ | **FILING 3 ACCOUNTANT:** Theresa Dickson – Accounting Services Companytlrdickson@gmail.com  |
| **FILING III BOARD**PRESIDENT: Steve Murray 303-795-7394TREASURER: Angela Bauermeister 720-283-6896SECRETARY: Brent Zimmerman 303-979-4581MEMBER: Bill Burk 303-703-4150 | **COVENANT CONTROL COMMITTEE:** Steve O’Day 720-261-7494 Vachel Hanson 720-369-6923 |
| **ARCHITECTURAL DESIGN REVIEW COMMITTEE:** Bill Burk 303-703-4150 Travis Barnett 303-903-9736 Irma Hanson 720-369-6923 |
| **FILING III ANNUAL DUES**Fiscal year for Filing III runs from January 1st to December 31st. Invoices are mailed out in January. Dues are due March 1st. |
| **TRASH-** Republic Services: Customer service 303-286-1200 (your Filing 3 Annual Dues include Trash & Recycling pickup) see page 4 for more info | **POOL:**<http://www.dutchcreekhoa.com/index/pool-tennis/>Pool Mgr.- Denby Bruzas 303-898-7666Pool Keys- info@dutchcreekhoa.com(see page 4 for more info.) |

**TRASH AND RECYCLING COLLECTION**

**Republic Services**: (customer service 303-286-1200)

 Office hours Monday- Friday 7:30 Am to 4:30 PM.

Republic Services is the sole trash collection for Filing III. They provide trash and recycling pickup on the schedules below. You will be issued a large blue bin for trash and blue tubs for recycling.

Weekly Trash pick-up - Scheduled day is **Monday,** Tuesday if Monday falls on a holiday.

Recycle is Bi-Weekly (twice a month) on **Monday**.

No pick-up on the following Holidays: New Year’s Day, Memorial Day, 4th of July, Labor Day,

 Thanksgiving, and Christmas.

Unacceptable waste items: Oil, gas, wet paint, tires, insecticide, fertilizer, vehicle batteries, propane tanks, fire extinguishers, ammunition, fireworks, computer monitors, TVs, cast iron, medical waste, refrigerators, air conditioners, freezers, and items containing Freon.

*Call Customer Service for: removal of furniture and appliances*.

Branches need to be cut and bundled into 4 foot lengths.

**POOL ACCESS:**

**\* Important info, also online at** [**http://www.dutchcreekhoa.com/index/pool-tennis/**](http://www.dutchcreekhoa.com/index/pool-tennis/)

*If you are part of the Master HOA and pay dues to the Master HOA you are eligible to enjoy the Dutch Creek Recreational Area...*

The previous owner should have left the pool gate proximity card for the pool gates and the metal key for the bathrooms and tennis court at the time of closing.

Pool keys may be obtained by contacting [www.info@dutchcreekHOA.com](http://www.info@dutchcreekHOA.com)

**Replacement cost for lost pool keys is $35.00**. **Only one key is issued per residence.**

The pool opens the Sat. of Memorial Day weekend, and closes on Monday evening of Labor Day weekend.

Open from 6 AM to 9PM. Please re-stack the chairs after use.

**No** lifeguard on duty! Children under the age of 14 must be accompanied by an adult.

**No** pets, **no** alcohol, and **no** smoking is allowed in the pool area.

**FREQUENT COVENANT COMPLAINTS**

The list below and on the following page are the most frequent issues causing homeowners to receive a covenant violation notice. A summary of the text from the covenant is on the following page along with the covenant paragraph number; the full set of covenants is available online at <http://www.dutchcreekhoa.com/index/filing-iii/governing-docs-filing-3/>

* **Lawn/Property Maintenance 3.1,3.9**
* **Annoying sounds 3.5**
* **Garbage and Trash 3.10**
* **Animals 3.11**
* **Storage Sheds 3.13**
* **Vehicles 3.25,3.27**
* **Recreational Vehicles 3.27**
* **Overnight Street Parking 3.30**
* **Architecture Changes and Paint Colors 4.1, 4.2**

**Covenant Violations are Subject to Fines**

**COVENENT CONTROL/GENERAL RESTRICTIONS**

3.1; 3.9 **Lawn/Property Maintenance:** Keep property in a clean, attractive condition. Lawns must be mowed with a maximum height of 6 inches. No unsightly weeds or trash.

3.5 **Annoying Sounds:** No sounds or odors shall be emitted from any property which are noxious or unreasonably offensive to others.

3.10 **Garbage and Trash**: No trash, refuse etc. shall be kept/ stored on any Lot, unless screened from public view. All trash containers must be removed from the curb area and placed out of street sight no later than the day after collection.

3.11 **Animals**: No more than 3 domestic animals (e.g. 2 dogs, and 1 cat). No livestock or poultry.

3.13 **Storage sheds**: No storage sheds or temporary structures.

3.27 **Trailers, Campers, and Junk Vehicles**: No boat, camper (on or off supporting vehicles), trailers, tractor, truck, industrial or commercial vehicle (both cabs or trailers), towed trailer unit, motorcycle, or disabled junk, or abandoned vehicles, motor home, mobile home, recreational vehicle, or another vehicle, the primary purpose of which is recreational, sporting or commercial use, shall be parked or stored in, on, or about any Lot or street with the Common Interest community except within the attached garage unless such vehicles are concealed from view and approved the Design Review Committee. The Association shall have the right to enter on Owner’s Lot to remove and store, at such Owner’s expense, vehicles in violation of this Section. An Owner shall be entitled to 14 days’ written notice prior to such action by the Association.

3.30 **Overnight on-Street Parking**: No overnight On Street parking -- exception made upon special request from the Board

4.1, 4.2 **Architectural Approval**: Any changes made to the outside of the yard, house, paint color, and fence must be submitted to the architectural committee for approval. An Architectural Form must be submitter prior to having any work done. ***A copy of the ACC Request Form is on the next page. Additional forms may be obtained on the Filing III web site***.

 **ACC REQUEST FORM – FILING 3**

**DUTCH CREEK VILLAGE FILING 3 HOMEOWNERS ASSOCIATION**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Name: |  |  | Home Phone: |  |
| Address: |  |  | Alt. Phone: |  |
| City/State/Zip: |  |  | Email: |  |

**My request involves the following type of improvement:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| [ ]  | Painting |[ ]  Deck/Patio Slab |[ ]  Roofing |[ ]  Drive/Walk Addition |
|[ ]  Landscaping |[ ]  Patio Cover |[ ]  Add Room |[ ]  Basketball Backboard |
|[ ]  Fencing |[ ]  Other : |  |

**Describe Improvements (attach additional documents as needed)**

|  |  |
| --- | --- |
| **Planned completion date:** |  |

**I understand that I must receive approval of the Association in order to proceed. I understand that Association approval does not constitute approval of the local building department and that I may be required to obtain a building permit. I understand that my improvements must be completed per specifications or approval is withdrawn. I agree to complete improvements promptly after receiving approval.**

|  |  |  |  |
| --- | --- | --- | --- |
| **Date :** |  | **Homeowner Signature:** |  |

**Committee Action:**

|  |
| --- |
|[ ]  **Approved as submitted** |
|[ ]  **Approved subject to the following requirements:** |  |
|[ ]  **Disapproved for the following reason** |

|  |  |
| --- | --- |
| Completion required by: |  |

|  |  |
| --- | --- |
| Committee Member Signature: |  |

Please send to:

Dutch Creek Homeowner’s Association – Filing 3

Email to: filing3@dutchcreekhoa.com **OR**

Mail to:

**Dutch Creek Village Filing 3 HOA Inc.**

**P.O. Box 621483**

**Littleton, CO 80162**