

## Meadows of Blackhawk HOA: CC&R's, Article 3 - Restrictions

Jan 15, 2023: The MOB HOA board has provided Goodwin Management property inspectors this document for conducting their routine biweekly drive-by inspections of properties located in our neighborhood. This guidance is rooted in the CC&R's property owners agreed to when purchasing homes in the Meadows of Blackhawk

### 3.7 Fence Maintenance (including if leaning more than 5 degrees)

- **Board Notes:** Focus should be on fences in disrepair, (including missing sections or individual pickets) and or leaning noticeably

### 3.8 Property Improvements

- **Board Notes:** Improvements constructed on properties must have prior written approval of the ARC.

### 3.9 Pools, Tennis Courts Sport Courts, Playscape and Basketball Goals

- **Board Notes:** Permanent placement/installation of recreational related items on a property must have prior written approval of the ARC. Movable items, including movable basketball goals are excluded and above ground pools are prohibited.

### 3.14 Signs

- **Board Notes:** Permitted, except as limited by the state legislature.

### 3.15 Rubbish and Debris (kept in covered containers and screened from view)

- **Board Notes:** Focus should be on piles of debris (including wood, junk, and or any hazardous materials). Trash and Recycle bins may be on the side of the house, but not in front of the house/garage facing the street view.

### 3.16 Noise (audible beyond the property line)

- **Board Notes:** Self explanatory; if sound from any source can be heard in the street then it's excessive.

### 3.17 Repair of buildings (kept in good conditions)

- **Board Notes:** Self explanatory; structures should not have broken windows and or other signs of blight.

### 3.18 Alteration or Removal of Improvements

- **Board Notes:** Other than normal maintenance, alternation of the property exterior must have prior written approval of the ARC.

### 3.20 Drainage (no items within the easement except as approved by County)

- **Board Notes:** Self Explanatory.

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- 3.21 Hazardous Activities (no unsafe activities or improvements on property)
- **Board Notes:** Self Explanatory. no firearms or fireworks shall be discharged, no open fires except barbecue pits while attended.
- 3.22 Temporary Structure (none unless approved by ARC)
- **Board Notes:** Placement of storage pods or other temporary structures on the property for more than 3 days must have prior approval from the ARC or Board.
- 3.23 Mining and Drilling (none)
- **Board Notes:** Self Explanatory.
- 3.24 Unsightly Articles: Vehicles (no more than two vehicles for more than 72 hours)
- **Board Notes:** Broken down vehicles (e.g. vehicles not otherwise in working/ drivable condition) must not remain on property longer than 72 hours. Trailers, graders, trucks other than pickups (e.g. box trucks), boats, tractors, wagons, buses, and garden maintenance equipment must be kept in enclosed structures or screened from view.
- 3.25 Mobile Homes, Travel Trailers and Recreational Vehicles (48 hour limit)
- **Board Notes:** Mobile homes, travel trailers and recreational vehicle of all types must have prior Board approval to remain on the property longer than 48 hours.
- 3.26 Animals - Household Pets (no unreasonable amount of noise, or nuisance)
- **Board Notes:** Self Explanatory. No type of animal not considered to be a domestic household pet.
- 3.27 Window Treatment (no aluminum foil or treatment on windows/doors)
- **Board Notes:** Self Explanatory.
- 3.28 No window units (no window or wall A/C's)
- **Board Notes:** Board should be notified PRIOR to violation notice is sent.
- 3.29 Maintenance of Lawns and Planting (well kept, free of trash and not unsightly)
- **Board Notes:** Focus should be on worst violators and or actual or seemingly abandoned properties.

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### 3.30 Construction Activities

- **Board Notes:** Construction activities may reasonably occur. The ARC and or Board may issue a waiver for the period on construction.

### 3.31 Compliance with CC&R's

- **Board Notes:** Owners must compliance with the provisions of the CC&R's; and, failure to comply is deemed a violation and may result in fines and recovery of damages or subject to injunctive relief.

### 3.33 Unfinished Structures (must be completed within one year

- **Board Notes:** Self Explanatory; actions should take into consideration ARC approval process and timelines.

### 3.37 Sight Distance at Intersections (no obstructions as noted)

- **Board Notes:** Self Explanatory. **See specific sight distance restrictions found in 3.37 for exact definition.**