

Please place this notice on the bottom of the first page every month

Columbine Knolls South/Estates Website: www.cksearchives.org

Separate ACC notices to be published in the April Scroll where they fit best:

CKS/E Project Request Approval

The covenants require CKS/E project request approval for many projects such as, but not limited to, house repainting (even if the same color), cedar shake roof replacement, storage sheds and cedar fence replacement prior to the homeowner starting the project. Detailed project request submittal requirements are found in the Consolidated Covenant Rules and Regulations on the CKS/E website, www.cksearchives.org. **Please do not wait until the last minute to submit a project request and expect immediate approval.** Plan ahead and give the Board/ACC sufficient time to review and act on your project request. You can submit a scanned PDF file of your project request for Board/ACC consideration between monthly Board/ACC meetings by sending it to cksehoa@gmail.com. Please use the 4/11/13 approved forms which are located on www.cksearchives.org.

Covenants, Rules and Regulations

The Amended, Restated Consolidated Protective Covenants for Columbine Knolls South and Chatfield Estates, and the Consolidated Covenants Rules and Regulations, apply to all property owners and tenants within our boundaries. All property owners and tenants are strongly encouraged to read these documents which can be found in the 2013 Neighborhood Directory that was given to all residents in June 2013. They are also published on the CKS/E website, www.cksearchives.org. Even if property owners or tenants do not pay the yearly HOA dues, the Covenants as well as the Rules and Regulations are **mandatory**. Additionally, property owners are responsible for their tenants' actions. Strict enforcement of the Covenants as well as the Rules and Regulations by the Board/ACC is why our CKS/E neighborhood stands out above adjacent neighborhoods and protects our property values.

Recreational Vehicle and Trailer Parking

Campers, boats and trailers that are parked on the street or in the driveway for more than 72 hours are in violation of the covenants. Additionally, having a camper, boat or trailer attached to a truck and parked in the street or driveway for more than 72 hours is also a covenant violation. The Board/ACC does recognize that homeowners who have contractors doing remodeling projects may leave their trailers parked in front of the house for more than 72 hours. If you are remodeling and will have a contractor's trailer parked in front of your residence for more than 72 hours, please contact a Board/ACC member or send an email to cksehoa@gmail.com advising of your ongoing project. This will eliminate the need for the Board/ACC to initiate a covenant violation.

Choosing Your Roofing Contractor

Replacing your cedar shake roof is an important investment. Before installing a new roof, or having repairs made, you must first submit a Project Approval Request to the ACC.

Consider the following suggestions from the Colorado Roofing Association when choosing your contractor:

- BEWARE of door-to-door contractors who use high-pressure or scare tactics to get you to make an immediate decision. DON'T do business with someone who comes to your door offering a bargain because he says he has materials left over from another job or can get an insurance settlement for you.
- Look for an established, licensed or bonded roofer and request references. Not all jurisdictions require licensing of roofing contractors. The CKS/E ACC can provide contact information on roofers who have installed roofs in CKS/E.
- Ask to see Certificates of Insurance to be sure both liability and Workers Compensation Insurance coverage is carried and are in force during the time the roofing work is being done.
- Ask the contractor for a list of references.
- Insist on a detailed, written estimate clearly stating the quantity of materials needed, a start and end timeline, payment procedures and that the necessary building permits are secured.
- Carefully review and understand any warranty and watch for conditions that would void it.
- Get at least three written bids before you choose a contractor. DON'T always choose the lowest bid. Use caution (ask questions) before accepting any bid substantially lower than other bids covering the same repair work.
- Pay little or nothing in advance. Pay only the cost of materials as outlined in the contract in advance and then pay the balance only when you are satisfied and the job has been approved by a building inspector.
- Contact the Denver Better Business Bureau to check for complaints filed against the contractor. Their phone number is 303-758-2100, or go to www.denver.bbb.org.
- You may also contact the Colorado Roofing Association by email on their website, www.coloradoroofing.org.

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