

# NORTHPARK HOMEOWNERS ASSOCIATION, INC.

## Annual Owner Education Information

1. Colorado law requires that educational information regarding the Association be provided to residents on an annual basis. Information about the NorthPark Homeowners Association is always available to residents on the Association's web site: [www.northparkhoa.com](http://www.northparkhoa.com).

2. The entire NorthPark area consists of 2 separate homeowner associations. The NorthPark Homeowners Association, Inc. is comprised entirely of single-family homes which are located within the following geographic boundaries:

South Boundary:	99 <sup>th</sup> Avenue	North Boundary: 104 <sup>th</sup> Avenue
East Boundary:	Hooker Street	West Boundary: Lowell Boulevard

The other Association is: NorthPark East Homeowners Association, Inc. (located between Hooker Street and Federal Boulevard); this association consists primarily of townhomes and a small number of single family dwellings.

4. The NorthPark Homeowners Association, Inc. consists of 421 single-family homes. The builder/developer for the Northpark subdivision was The Writer Corporation (now operating as Standard Pacific Homes).

4. Each Association has its own rules and regulations. If you feel that a covenant violation exists in another area, you may contact the management company for that particular association, but your association cannot take action on an issue that is outside the geographic boundaries of your association. All complaints must be submitted in writing and must contain the complainant's name and address as well as the address of complaint. The Association is unable to respond to anonymous complaints. Upon verification of the complaint, one or more letters will be sent to the property owner indicating the measures needed to correct the violation. If the property owner fails to correct the violation, a Notice of Hearing and Fines will be sent. The property owner must either correct the violation or they may submit a written request for a hearing before the Board to discuss any mitigating issues. Failure to correct the violation and/or to request a hearing may subject the owner to ongoing fines and other legal remedies.

5. The NorthPark Homeowners Association, Inc. is responsible for the landscape maintenance on the west side of Hooker Street (including the medians on Hooker Street), the north side of 99<sup>th</sup> Avenue, the east side of Lowell Blvd., the south side of 104<sup>th</sup> Avenue, and the north and south sides of Northpark Avenue between Lowell Blvd. and the clubhouse. Additional areas of maintenance include the south side of Northpark Avenue from the clubhouse to 99<sup>th</sup> Avenue, as well as the two interior tracts (Tracts AA and T) which are located at the clubhouse on Northpark Avenue south to 99<sup>th</sup> Avenue. The total acreage of irrigated landscape is approximately 20 acres. Additional amenities maintained by the Association include the following: clubhouse, pool, playground, basketball court, 4 tennis courts, two entry monuments (104<sup>th</sup> & Hooker median and Northpark Avenue & Lowell Blvd. median), and approximately two miles of perimeter and open space fencing.

6. The Northpark clubhouse located at 3268 Northpark Avenue is available for residents to rent. A homeowner volunteer maintains the rental schedule for the clubhouse. Rental rates and rental information may be obtained on the Association's web site: [www.northparkhoa.com](http://www.northparkhoa.com).

7. Dues are paid on a monthly basis and must be kept current in order to use the clubhouse, pool and tennis courts. Weekly trash and bi-weekly recycling service is included in the monthly assessment.