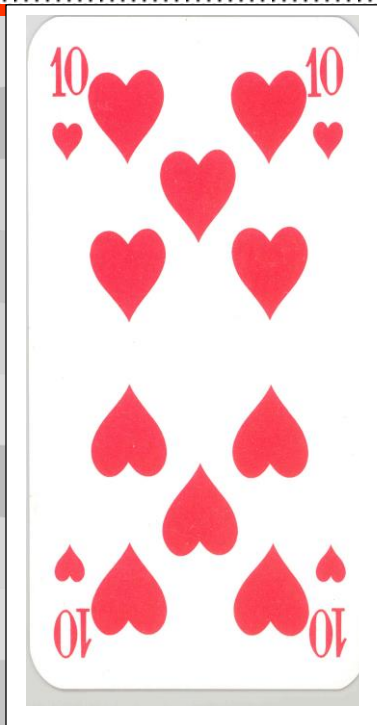
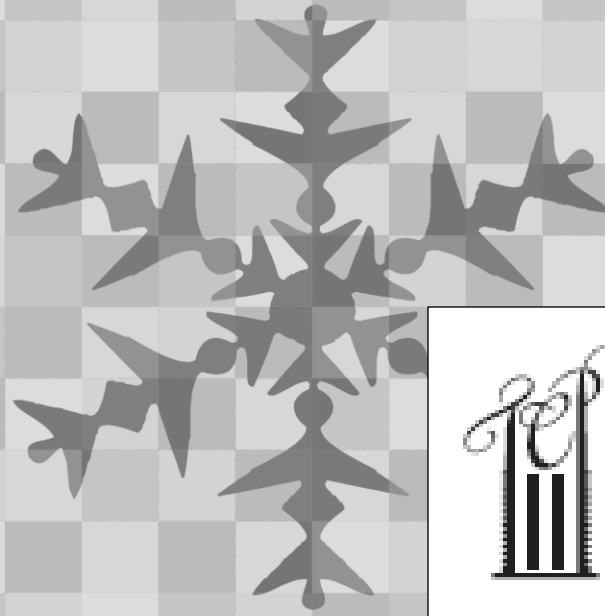


The Towers at Cheesman Park



Special Rules & Regulations Edition Newsletter

Winter 2015



6795 East Tennessee Ave #601
Denver, CO 80224
www.WeststarManagement.com
720-941-9200 main
720-941-9200 ext. 55

BOARD OF DIRECTORS

President – David Hughes
Vice President – Greg Eisler
Secretary – Barbara Perzanowski
Treasurer – Daniel Galvagni
Director at Large – Jeff Stanley
COMMUNITY MANAGER
Jean Ronald, CMCA, AMS
jean@weststarmanagement.com

BOARD MEETINGS

Regular Board Meetings are held at
6:45 pm in the Community Room on
the last Monday of every month.

Next meetings:

February 23, 2015

March 23, 2015

April 27, 2015

*Ten really, important Rules and
Regulations to Remember.
Help maintain the value and general
appearance of The Towers of Cheesman
Park Condominium Association. ...over*

COLORADO CLEAN AIR ACT

Colorado State Statutes prohibit smoking on the
general common elements of a condominium
community (CRS 25-14-204) therefore, no
smoking is allowed in hallways, community
rooms, fitness room, lobby, parking garages,
and laundry. No smoking is permitted within a
15 foot radius around entryways. Thank you.

Insurance Information for Owners – Owners Policy HO6

As a unit owner, it is important to maintain your own
insurance to cover the unit's interior items that are
your responsibility in addition to your personal
property. Ask your agent about: **Renter's Insurance &
Personal Property Coverage,
Loss Assessment Coverage,
Liability Coverage and,
Loss of Use Coverage.**

Accidents happen!

All you need is
LOVE, LOVE is
all you need!



The Board of Directors is currently
updating the Association Rules &
Regulations however the ten rules
listed are key to living in The Towers
at Cheesman Park. Further
information on the Rules &
Regulations will follow.

Go online to www.weststarmanagement.com
For a full copy of the Rules & Regulations.



The TOWERS at CHEESMAN PARK

1433 Williams Street, Denver, Colorado 80218 / 303-333-9994

Ten Really Important Rules & Regulations to Remember:

- 1) Residents are not to grant entry to any persons not known to them. No one may enter an already released security door unless known to the person releasing the door or to Management. Friends of residents, delivery personnel, etc., must be instructed to call the party they wish to see in order to gain entry. **There will be no exceptions to this rule.**
- 2) **There is to be no smoking in the common areas. Any damage from smoking is the responsibility of the resident that caused the damage. Any damage from smoking that is caused by a resident's guest is the responsibility of the resident whose guest causes the damage.**
- 3) The parking garage is the property of the Association. Unit owners are granted the right of use to individual parking spaces. Guests may not park in the garage except in spaces owned by their host. No recreational or other vehicle that interferes with parking or impedes normal garage traffic may be parked in the garage or on the parking deck. Items such as firewood, tires, boxes, etc., are not to be stored in the garage. The Association assumes no responsibility for damage to automobiles parked in designated garage spaces.
- 4) **Pets on or in the common areas must be carried or be on a leash in accordance with Denver City Ordinance. No pet will be permitted in the party room, spa or sauna. No pet may be leashed or confined to any stationary object or common area. No pet may be housed or be allowed to eliminate on balconies. The owner of the pet is responsible for IMMEDIATELY cleaning, including sanitation, of the areas soiled by the pet.**
- 5) Residents shall take care to avoid making noise or permitting to be made loud, disturbing, or objectionable noises, and using or playing or permitting to be used or played musical instruments, radios, stereos, television sets, amplifiers, and any other devices that may disturb or tend to disturb residents of other units. The following activities are prohibited between the hours of 8:00 p.m. and 8:00 a.m. weekdays, and 9:00 p.m. and 10:00 a.m. weekends: • Moving of large household items, and • Use of the common areas so as to create a disturbance.
- 6) **Balconies shall be maintained in such a condition as not to appear unsightly from the street. No flower pots, cleaning articles, rugs, etc. shall be placed on balcony ledges. Balconies shall not be used for storage of any kind. Only gas or electric grills are allowed on the balcony. Gas grills may only have 1 lb. bottles. No 20 pound propane containers.**
- 7) No changes are permitted to the windows or window frames on the exterior of the building. The portions of any window coverings or window treatments that are visible from the exterior of the building shall be white or beige or such other color as may be approved by the Association.
- 8) **No "For Sale" or "For Rent" signs, posters or any other type of advertising sign may be posted outside or inside the condominium building, except one sign posted on the inside of a unit window.**
- 9) Owners wishing to lease units must notify the Management Company of their intent to lease and provide a forwarding address and telephone number where said Owner can be reached. The Owner shall also provide names and telephone numbers of tenants and a copy of the current lease. The Governing Documents and Rules and Regulations shall be made a part of all leases. Each unit leases shall be for a period of time not less than six (6) months. Leasing of a unit for business purposes shall not be permitted.
- 10) **Trash must be placed in the trash containers on the main floor. Trash must be enclosed in a tightly sealed plastic bag. Moving boxes must be broken down and placed inside the recycle container. Construction debris must be removed by the contractor and NOT placed in the Association's dumpster. Large items require a special pickup. Any cost associated with a special pickup will be the responsibility of the resident.**