



# FALCON RIDGE

## HOW TO KEEP OUR NEIGHBORHOOD BEAUTIFUL

Falcon Ridge is a beautiful neighborhood and we would all love to work with each other to keep it that way. Although originally developed as part of unincorporated Arapahoe County, it became part of Centennial when the city was formed. Because of this, we have our original HOA covenants to abide by as well as city municipal codes and county law.

Different aspects of property maintenance, vehicle rules or how we use our properties may be governed by one or more of these sets of rules. Some of the more common questions are highlighted below. Please note that the municipal codes are not particularly unique to Centennial, but are the same codes used by municipalities throughout the nation.

Wording is paraphrased and only the topics that commonly become issues are addressed. For exact wording, please see the governing document or law. For details on Falcon Ridge covenants, please see the Falcon Ridge website under Downloads. For details on the City of Centennial code, call 303-325-8000 or search the city website. For questions about vehicles, traffic or driving rules, contact the non-emergency number of Arapahoe County.

FALCON RIDGE HOMEOWNER'S ASSOCIATION

## FALCON RIDGE HOA COVENANT OVERVIEW

- **ARCHITECTURAL CONTROL:** An Architectural Control Committee exists to determine whether or not any proposed home improvement will protect the value of the properties within the neighborhood.
- **NUISANCE ACTIVITY:** No offensive activity that is an annoyance or nuisance is permitted.
- **EASEMENTS:** Nothing that interferes with the maintenance of utilities is permitted.
- **SIGNS:** Real estate for sale signs are permitted.
- **ANIMALS:** Only household pets not used for breeding are permitted. Poultry is not permitted.
- **BOATS, CAMPERS, TRAILERS:** After five continuous days, such vehicles must be moved to the garage or a 100% secured-from-vision area in the rear yard.
- **ANTENNAS:** Cannot exceed 8 feet higher than the house ridge. Must be attached to the house.
- **SITE DISTANCE:** Proper site distances must be maintained on corner lots.
- **REFUSE DISPOSAL:** Trash and other waste must be kept in sanitary containers.
- **TEMPORARY STRUCTURES:** No type of outbuilding can ever be used as a residence.

## COUNTY TRAFFIC RULES

There are simply too many rules involving motor vehicles to list i.e. obeying speed limits, no parking within 30 feet of a stop sign or in front of a fire hydrant, no blocking of driveways or sidewalks with your vehicle, parking in the direction of the flow of traffic. As the streets within Falcon Ridge are public rights-of-way and not owned by the HOA, the authority to enforce these rules, including parking rules of different types of vehicles and how long they can remain on the public street, lies with law enforcement.

## CITY OF CENTENNIAL CODE COMPLIANCE GUIDELINES

- **VEHICLES:** Junk or inoperable vehicles may not be parked or stored where they are visible.
- **GRASS & WEEDS:** Grass or weeds may not exceed 8 inches in height. Noxious weeds are prohibited.
- **STORAGE OF REFUSE CONTAINERS:** Garbage cans can be placed up to 24 hours in the public street, not on the sidewalk, to accommodate trash removal. Garbage cans must be stored in areas not visible from the street, and lids must be used to minimize odors and keep pests away.
- **OUTDOOR STORAGE/STOCKPILING:** Property must be free of junk, debris, garbage, scrap, salvage materials, tires, inoperable equipment or broken household equipment and furnishings.
- **FENCE MAINTENANCE:** Fences must be maintained in a structurally sound condition.
- **HAZARDOUS TREES:** Trees that are dead, broken, diseased or infested must be pruned or removed.
- **RIGHT OF WAY OBSTRUCTION:** Sidewalks or streets must be kept clear. Trees must be kept higher than eight feet over a sidewalk and fifteen feet over a roadway.

## HOW TO HANDLE A VIOLATION

Sometimes, just talking with a neighbor can resolve a problem. If the issue you are concerned with is not something that you feel you can solve on your own, here are some actions you can take. Violations of city code or county law are best handled through those government bodies.

To report a City of Centennial Code Violation call: **303.325.8000** or report online at **[www.centennialco.gov/ReportCodeViolation](http://www.centennialco.gov/ReportCodeViolation)**

This can be done anonymously. All complaints are physically investigated. If a violation is found, a code officer will educate and partner with the property owner to resolve the issue. If voluntary compliance is not achieved, a ticket will be issued. If the violation persists, a court summons will be issued.

To report a violation of traffic law (such as a possible stolen car), contact the Arapahoe County non-emergency number at: **303.795.4711**.

To ask a question or report a covenant violation, contact the HOA president at: **[president@falconridge80122.org](mailto:president@falconridge80122.org)**