



Gate 'N Green Community Association Inc
13405 Main Street
Broomfield CO 80020
gatengreen2@gmail.com

GATE 'N GREEN FACT SHEET

Gate 'N Green (GNG) is a self-managed community of 293 homes located in the City and County of Broomfield. GNG is governed by Covenants, By-Laws, Rules and Regulations, and Policies established for the betterment and safety of the community. A Community Association Board of Directors comprised of resident volunteers is elected by the residents to manage the community assets and plan for the well-being of the community. Below are a few facts and some information intended to inform potential buyers and new residents.

Compliance with HOPA (Housing for Older Persons Act of 1995). The GNG community intends to qualify as housing for persons who are 55 years of age or older. At least 80% of the homes in the community must be occupied by at least one resident who is at least 55 years old or older as their primary residence. No person under 18 years of age may occupy a residence (except as a temporary guest of a resident).

Value of Volunteerism. New residents are encouraged to take advantage of the many opportunities to volunteer for work activities or committees. Volunteerism makes GNG operate and creates the unique character of our community. The work of our volunteers also provides substantial benefits to all residents by helping to hold Association dues at a reasonable and affordable level. Jump in and contribute your unique talents and help keep GNG the great place it is to live.

Ownership. Residents are the owners of a Lot in Gate 'N Green and should receive a plat of that Lot at closing. Please review the definitions provided in the Covenants for Lot, Dwelling, and Unit. Residents are responsible for maintenance of their own Unit.

Mail Delivery. Each resident is assigned a mailbox at the mail kiosk. All mailboxes are owned by the Association and are not the responsibility of the post office. New residents should receive keys from property sellers at the time of closing. If residents need additional keys, they can have them made. The Association recommends residents have an extra key made as copies of mailbox keys are not kept by the Association.

Residents may arrange for home mail delivery if required by contacting the Broomfield Post Office directly. A doctor's note is usually required.

Trash Removal. Trash removal usually occurs on Mondays between 7:00 AM and 4:00PM (holidays are the exception). Every other Monday the trash company also picks up recyclable materials. Trash and recycle containers are provided for the property by the seller at the time of closing. The cost of trash



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and recycle services is covered by the monthly Association fees.

Each year the City of Broomfield offers an opportunity to dispose of larger or difficult to dispose of items in a Spring Cleanup Program. Details are available in local magazines and newspapers. Hazardous waste is not included in this program, but Broomfield residents can take their household hazardous waste (except for electronics) to Boulder County Hazardous Materials Management Facility year-round. The facility is located at 101 63rd St. in Boulder.

Gate Opening Transmitters. New residents should receive gate transmitters from the seller at the time of closing. If transmitters are not received or an additional opener is needed for an RV, transmitter(s) can be obtained from Security at a cost. Additional openers are not available upon request for family or friends. A family gate entry code is issued for use by family members and friends to gain access to the community.

Gate openers are battery operated. Should an opener fail to function, the usual cause is a weak or failed battery. Residents can remove the small Phillips screw on the back of opener to replace the old battery. Replacement #21/23 12-volt batteries can be obtained at local hardware stores. The alkaline version of these batteries has been known to last about five years.

Clubhouse Key Cards. New residents should receive clubhouse key cards from the seller at the time of closing. These cards allow entry to the Clubhouse as well the pool and exercise room. The same key cards will also open the three walking gates located in the community perimeter fence. A hole in the card for a lanyard can be punched if done on the end of the card away from the black arrow "Insert Here" writing.

Registration and Parking in Gate 'N Green. All resident vehicles are registered by the Security Director and provided a GNG vehicle sticker to be applied to the inside of the windshield on the drivers' side. As noted in the Gate 'N Green Covenants and Rules/Regulations, residents are required to park their vehicles in their garages. Residents may temporarily park their vehicle in a guest lot for short durations while visiting residents in other areas of the community.

Available guest parking in GNG is extremely limited. Visitors must park their vehicles in the guest parking lots. There is no parking allowed on any street, except for very brief periods of loading and unloading, as all streets have been declared Fire Lanes by the Broomfield Fire Department. Longer



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term visitors are required to obtain a temporary parking pass from the Security Director.

Pets. Pets are welcome in GNG but must be always under the owner's control. No pets can run loose outside their home and/or fenced yard. When outside their home or fenced yard, pets must always be leashed and under control. At no time shall your pet be a nuisance or pose a threat to residents or other pets. Removal of pet litter/waste is always the responsibility of the pet owner and must be done immediately. Pets are not permitted in the clubhouse (leashed assistance animals excepted). A chest harness is recommended for all large dogs over 30 pounds.

Leases and Prohibition of Short-Term Rentals. Leasing of individual homes is allowed for a minimum term of one year. No short term or vacation rentals are allowed. Owners must submit a Letter of Notification and copy of the lease to the Board of Directors prior to leasing a home.

Renovation Requests. Renovation are handled by the Architectural Committee. Projects must comply with GNG Design Guidelines. Residents should obtain a request form from a member of the Architectural Committee and submit their plans and the request form to the Chair of the committee for review. Any changes to the exterior of a property, including house painting, roof replacement or landscaping changes, require Architectural Committee approval. Interior renovations do not require Architectural Committee approval.

Dumpsters for Renovation. Roll off dumpsters are only allowed onsite during the demolition phase of a home renovation. Approval is granted by the Security Director and placement of a dumpster is determined at that time. Dumpsters for a roof replacement project are allowed only during the period of roof tear-off, and not to exceed a maximum of three (3) days.

Common Areas. Common areas include streets, street gutters, walkways (except walks connecting a home to a common area sidewalk or street), perimeter fence and gates, clubhouse, common area lawns and sprinkler systems, ponds, and gardens. Common areas are maintained by the Association through contractors and volunteers. Swimming or fishing in either of our ponds is strictly prohibited.

Wildlife. In GNG we follow state and local statutes involving interaction with wildlife. It is illegal and harmful to feed wildlife. Store your pet food in a closed container in your garage to avoid attracting wildlife. Do not poison, trap, or relocate wildlife; it is illegal unless a special permit has been issued.



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Signage. House numbers should be displayed on the front and back (street side and common area side) of houses. No commercial signs, window displays, or advertising are permitted. One professional sign advertising the home for sale or rent may be displayed. Because of parking limitations and signage restrictions, Realtor Open Houses are not allowed in GNG.

One political sign per political office may be displayed for a limited period of time. No political sign may be displayed on Common Elements.

Trees. Trees in the common areas are maintained by the Association. Trees on resident property are the responsibility of the homeowner. Trees planted anywhere in the community must be compliant with Gate 'N Green Design Guidelines.

RV Lot. GNG provides a limited number of RV Lot spaces for the parking of designated recreational vehicles, defined as motorhomes, travel trailers, pickup trucks with slide-in campers (not shells), and trailered boats, at no charge to the resident. No overnight parking of passenger cars, pickups, trucks, and minivans is not allowed. Lot spaces are assigned to residents on a first come, first serve basis if an appropriately sized space for a resident's RV is available.