



📍 29th Ave. Town Center

MCA

POOLS / PARKS / PROGRAMS

Community Guide



📍 Prairie Meadows Park

MCA Contact Information

OFFICE LOCATIONS

The Cube

8371 E Northfield Blvd.
Denver, CO 80238

Phone: (303) 388-0724

South Office & Community Room

7351 E 29th Ave, Suite 300
Denver, CO 80238

Phone: (303) 388-0724

Administrative Office

8351 E Northfield Blvd.
Denver, CO 80238

Phone: (303) 388-0724
Fax: (303) 388-1673

EMAIL INQUIRIES & QUESTIONS

info@mca80238.com
events@mca80238.com
pool@mca80238.com
delegates@mca80238.com
board@mca80238.com

COMMUNITY INFORMATION



www.mca80238.com



www.facebook.com/mca80238



www.instagram.com/mca80238

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MCA

POOLS / PARKS / PROGRAMS

Letter from the Executive Director

Dear residents,

Welcome to the neighborhood! We are happy you have chosen to live here. We believe that you will enjoy the unique quality of life offered in the community. This guide is intended to provide you with essential information regarding the Master Community Association (MCA).

The MCA is a 501(c) 4 nonprofit community development organization whose mission is to create and sustain a sense of community through comprehensive parks and recreation management, ongoing community event and cultural programming, and the long-term operation and sustainment of community facilities and assets. The MCA is responsible for all property owned by the Park Creek Metropolitan District which includes community pools, town greens, neighborhood parks, pedestrian paths, parkways, and alleys.

The MCA is funded through monthly assessments levied to each property owner within the boundaries of the planned unit development (PUD). The assessment authority granted through Colorado state statute is outlined in the Association's Declaration, which you were provided when you purchased your property. The MCA annual budget must be ratified each year by the elected community delegates. A copy of the approved annual budget can be found online under "financials." All residential and commercial property owners are members of the MCA and are subject to this monthly assessment.

The MCA is organized into 11 delegate districts. A copy of the delegate district map can be found on our website. Members of each district elect a delegate annually to act as the primary advisory committee to the MCA Executive Board of Directors. The executive board is the governing body which transacts the business of the MCA. All MCA governance documents as well as financials and meeting information are posted online and can be downloaded at www.mca80238.com. To contact the board or your delegate please email delegates@mca80238.com.

The MCA welcomes all forms of comments and suggestions from our residents and businesses on how we may better serve the community. Please visit www.mca80238.com to "contact us" or "reports a complaint." We look forward to hearing from and seeing you around.

Sincerely,

A handwritten signature in black ink, appearing to read "Keven A. Burnett". The signature is stylized with a large, looped "K" and a long, sweeping underline.

Keven A. Burnett
Executive Director.

Community Website

The MCA community website, www.mca80238.com, is an online, one-stop shop for community news and upcoming events. This resource can also be used to access resident Active Net accounts to make reservations, register for programs and events, and to renew Resident Active Passes. There are many additional resources for residents online, including links to the City of Denver services, a sub-association contact list, and other local organizations within the community.

Residents can access and download the MCA's governance documents via the website. MCA policies, budgets and financials, meeting minutes, and lists of board members and community delegates are all available to the public. This information is available as a resource for residents to better understand the direction of the community.

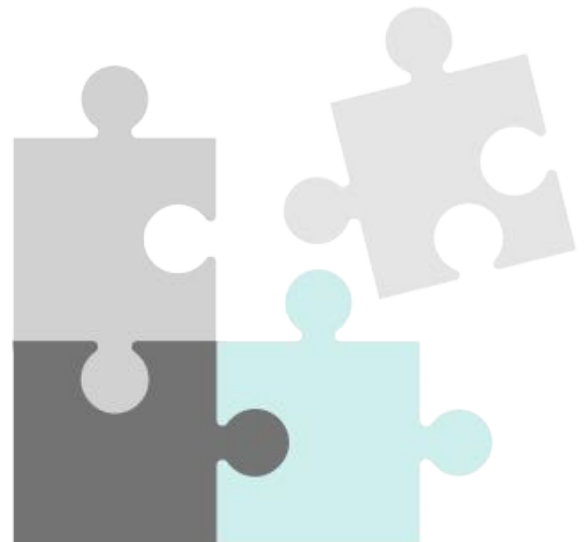
Residents can also access their Active Net accounts online at wwwmca80238.com. Residents with an Active Net account will be automatically included in the MCA database to receive email alerts from the community. To opt out of email blasts, please email info@mca80238.com or call 303-388-0724. The MCA website can securely process credit card payments for online transactions.

Residents will also find a link on the website to the Front Porch, a monthly publication that features stories highlighting people and news from the area. The Front Porch is published independently, but publicizes MCA community events and information each month on page two.

The MCA website is a great way to engage with the community. Whether you're looking for pool schedule updates, board meeting minutes, the calendar of events, or to renew your Resident Membership Card, always start at www.mca80238.com.

Other useful items that can be found on the community website:

- Access assessment accounts
- Documents needed for real estate transactions
- Report complaints
- Contact us
- City of Denver useful links



Aquatics

The MCA operates and maintains seven outdoor recreational pool facilities that are designed to meet all of the community's needs. Generally, the pools open Memorial Day weekend and close for the season on Labor Day. Because each facility offers its own unique amenities, each pool incorporates a unique schedule and menu of programs suitable for its design. Each pool is open to the public and fully staffed with certified lifeguards. Pool programming schedules can be found online at www.mca80238.com.

POOL NAMES & LOCATIONS

Aviator Pool - 8054 E. 28th Avenue - 720.941.3414

Aviator Pool offers both adult and youth programming throughout the week. This pool has designated lap lanes and a diving board.

Puddle Jumper Pool - 2401 Xenia Street - 303.393.0018

Puddle Jumper Pool was designed specifically for our young swimmers. This pool offers a variety of fountains and kid-friendly structures - it's the perfect pool for toddlers and preschoolers.

F-15 Pool - 2831 Hanover Street - 303.355.5078

F-15 Pool also offers a combination of open swim and aquatics programming. There are some play and water features available for swimmers. In addition, there are always two 25 meter lap lanes available for exercise and training

Jet Stream Pool - 3574 Alton Street - 303.296.0884

Jet Stream is located north of Central Park. This pool also offers a variety of programming. Amenities include designated lap lanes and a diving board.

Runway 35 Pool - 8863 E 47th Ave. - 303.371.6137

Runway 35 Pool is located north of I-70 in Conservatory Green. This modern style pool offers a diving board and 8 lap lanes. This pool will be used primarily for the Community Swim Teams and adult programming.

Maverick Pool - 8822 Beekman St. - 303.373.4120

Maverick is a family-friendly leisure pool that features 4 lap lanes and a variety of splash and water features.

Filing 54 Pool - 9888 E. 59th Place - 303.576.6611

Filing 54 offers a variety of youth programming throughout the week. This pool has designated lap lanes, two slides and a zero depth entry for swimmers of all ages.



- A Aviator Pool** • 8054 E 28th Ave • **720.941.3414**
- B Puddle Jumper Pool** • 2401 Xenia St • **303.393.0018**
- C F-15 Pool** • 2831 Hanover St • **303.355.5078**
- D Jet Stream Pool** • 3574 Alton St • **303.296.0884**
- E Runway 35 Pool** • 8863 E 47th Ave • **303.371.8701**
- F Maverick Pool** • 8822 Beekman Pl • **303.373.4120**
- G Filing 54 Pool** • 9888 E 59th Pl • **303.576.6611**

Water Features

- 1 **West Crescent Fountain** • E 29th Ave & Roslyn St
- 2 **Conservatory Green Plaza** • 49th & Valentia
- 3 **Buffalo Wallow** • 55th Place & Valentia Ct
- 4 **Beeler Park & Plaza** • 57th Ave & Beeler Park

MCA Front Desks

- N The Cube** • 8371 E Northfield Blvd
- S Community Room** • 7350 E 29th Ave, Suite 300

The Greens

- **Conservatory (North) Green** • 49th & Valentia
- **Founders (South) Green** • 29th & Roslyn



AQUATICS PROGRAMMING

The MCA offers a variety of swim programming to accommodate all ages and abilities of swimmers. Programs are available at all seven pools. The MCA follows the American Red Cross standard teaching method. Programs include: adult swim conditioning (Masters and Tri-Training), private swim lessons (all ages), group swim lessons (ages 6 months-12 years), Junior Lifeguard Program, Dive Team, and the competitive and recreational swim teams. Class descriptions and prices can be found online at www.mca80238.com.

Adult Swim Conditioning Programming includes the Masters Swim and Tri-Training. Whether you're a novice swimmer or an expert, our Adult Swim Conditioning Program will adapt to your needs and provide a unique swimming experience. Masters Swim will include workouts with a competitive feel. Tri-Training will focus on improving technique and building endurance.

Central Park neighborhood swim teams participate in two leagues, the Summer Swim League and the Metro League. Registration begins in Spring 2021 for residents. For more information about the swim teams, please visit our website at www.mca80238.com.



Resident Active Pass

The Active Pass provides residents with access to all 7 community public pools without paying the daily entry fee. Residents planning on visiting the pool more than 5 times during the pool season should consider this option.

Community residents are eligible for a Resident Membership, **the Active Pass**. Residents must be current with association dues to purchase an Active Pass. In addition to use of the Community pools during open times, a membership entitles you to the following: discounts on aquatic classes and programs, activities, events and facility rentals. , each person in the household 24 months and older will need a membership in lieu of the daily admission fee at the outdoor swim facilities. All outside guests and community residents that do not have an Active Pass shall pay the daily entrance fee to access the outdoor pools.

ANNUAL FEES:

- Primary Owner/Renter Membership Card.....\$40
- Dependent Residents 2-20 years old\$40
- Senior Resident (65 years and older)..... \$20
- Dependents 24 months and younger.....N/C
- Non Owner/Renter Resident..... \$80

Resident Active Pass membership is not transferable and non refundable.





NEW OWNERS/RENTERS

- Create an online account, [Click here to begin building the online account](#). Account approvals/denials can take up to 48 business hours.
- What do I need to bring for proof of residency?
 - Owners must provide closing documents & photo ID
 - Renters must provide a minimum six month signed lease AND utility, phone or credit card statement with your name and current Central Park Address
 - Dependents (2-20 years old) must provide a copy of a valid birth certificate or guardianship paperwork
 - Documentation can be submitted at via [email](#), by appointment, or during office hours beginning in mid-May 2021.
- Once your online account is approved and all members of your household have been added, you may purchase your Active Passes through your online ActiveNet account under the "Membership" tab.
- Each person in the household (including dependents 24 months and older) will be able to update photos at the pool!
- The annual fee for each Active Pass is \$40, senior (65+) discounted rates and additional adult passes are available. The MCA accepts Visa, MasterCard and American Express.
- Once your Active Pass is purchased, the pass barcode appears on your receipt, keep this for your records. Members are encouraged to download the MCA ActiveNet app coming May 2021 for access to your electronic Active Pass.

HAVE YOU MOVED WITHIN THE COMMUNITY?

Please provide residency documentation (Lease - a minimum of six month signed & Utility bill OR Warranty Deed/Settlement Statement) via [email](#) to update your address in the system. You do not need to create a new Active Net account.

HOW TO ADD ADDITIONAL DEPENDENTS (UNDER 21) TO YOUR ACCOUNT

Each person over the age of 2 years will need a card to access the pool facilities or pay the daily admission. To add dependents to your online account, please present guardianship paperwork or birth certificates by [email](#) to update your account. The annual Active Pass fee is \$40 per dependent. A photo for our records will be taken at the pool.



ADDITIONAL ADULT MEMBERSHIP REQUESTS

Adults residing at current community address and that may be the third (or more) adult may be eligible to receive an Additional Adult Active Pass if they meet the residency requirements and must reside in Central Park. Requests for this status will be considered for situations such as:

- Dependent College students living at home for the summer (21 and older)
- Roommates
- Foreign exchange students
- Contracted au pairs
- Older adults living full-time with home owner
- Grandchildren living full-time with grandparents

Additional Adult Active Passes are only valid for one summer season, the 2021 fee is \$80. Additional Adult Active Pass holders must re-apply for residency status each year.

TO APPLY FOR AN ADDITIONAL ADULT RESIDENT MEMBERSHIP:

- Complete the Additional Adult Resident Request Form below.
-
- Provide valid au pair contract, current credit card statement, bank statement or cell phone statement with both the applicants name and current community address.
- Turn in all required paperwork to the MCA office by emailing them to signup@mca80238.com. Once approved, the additional adult membership will be available for purchase in your online account.

[Temporary Resident Application](#)



Community Events

The MCA produces a wide array of community events and programs to create a vibrancy and a sense of community for our residents and businesses. A majority of our community events are centered around Founders' Green at the 29th Avenue Town Center, Conservatory Green and 49th Place & Valencia and The Cube located in the shops at Conservatory Green.

The MCA event calendar kicks into high gear late May through early September. The summer boasts something for everyone from outdoor movies and live concerts to shopping and sampling at our outdoor markets.

EVENT NEWS AND INFORMATION

Please visit www.mca80238.com to access event details and updates. Tickets can be purchased for select events on our website. Also, ensure you've created an online account so you will receive email alerts directly from the MCA regarding news on upcoming community events.

OUTDOOR MOVIES - FREE

Every other Friday, from June through August, the big screen comes to Founders' Green. Our 40-foot display is Colorado's largest inflatable movie screen! Movies are free to the public and begin at dusk. The summer movie schedule offers a diverse selection of feature films with varying genres appealing to all ages. All movies are free to attend and open to the public.

OUTDOOR CONCERTS - FREE


The MCA has elevated the outdoor amphitheater experience. Every other Saturday, throughout the summer season, the MCA invites a wide range of musical talent to perform at our amphitheater on Founders' Green. In addition, our MoJaBlu concert series, spotlighting the city's best Motown, Jazz and Blues artists, is held each Thursday night at our amphitheater on Conservatory Green. All concerts are free to attend and open to the public.

THEATRE ON THE GREEN - FREE

The MCA partners with a local production company throughout the summer to provide an unparalleled outdoor theater experience. Our outdoor amphitheaters offer a one-of-a-kind backdrop for the diverse collection of theatrical productions we bring to the community. All theatre productions are free to attend and open to the public.

SUMMER MARKETS - FREE

Both shoppers and vendors alike report that MCA's markets rival some of the best local markets in Denver. Founders' Green, which hosts both the Sweet William Market and Farmers Market, is centrally located in 29th Avenue Town Center. We also host an evening Farmers Market at our Conservatory Green in Northfield.



The Farmers Market is available every Sunday from mid-June through mid-October. Visit the market to find Colorado-grown fruits and vegetables, tasty baked goods, specialty meats, fruit and honey preserves, and so much more! This is a great way to support local growers who provide healthier culinary options to the local community.

The Sweet William Market is an open-air vintage, antique, and art market available on the last Saturday of every month from May through September. From crafts and household goods to clothing and original artwork, this unique shopping experience will cater to everyone's individual taste and style.

WINTER WELCOME @ TOWN CENTER - FREE

The Winter Welcome occurs the Friday before Thanksgiving. This festive event features the illumination of our dazzling winter light display. The evening is packed full of family-friendly entertainment including horse-drawn carriage rides, holiday movies, carolers and dancing trees, s'more roasting stations, plus so much more!

COMMUNITY BEER FESTIVAL @ FOUNDERS' GREEN - TICKETED

Our annual beer festival tops the charts as one of our most popular events. Each summer, the MCA hosts this festival which features an extensive list of local breweries and food trucks. Not into beer? Then come for the unbeatable atmosphere! This event also highlights two local bands with a free, family-friendly concert, providing continuous musical entertainment throughout the event.

WINE TASTINGS - TICKETED

The MCA organizes a variety of wine events throughout the year. Beginning in June we host our Friday Night Flights at the West Crescent, located just west of Founders' Green. At this event, attendees sample select wines and cheeses in a casual, festive environment. Each tasting highlights a different selection of wines.

OTHER ANNUAL EVENTS

- Egg Scramble - (Free Event)
- 4th of July Pancake Breakfast and Bike Parade - (Free Event)
- Kid's Triathlon - (Entry Fee Required)
- Dog Daze at F-15 Pool - (Entry Fee Required)
- Pumpkin Patch - (Free Event)



Facility & Park Reservations

The MCA manages several parks and facilities in the community. Park and facility reservations are required for private events and exclusive use. Reservations can be made online through your Active Net account at www.mca80238.com or by completing the online reservation request form. Facility rental costs vary depending on the facility, expected attendance, and length of reservation time. Park reservation costs vary on the size of the park and the expected attendance. In addition, all City and County of Denver ordinances must be followed. Each park and facility has specific amenities which are described below. For more information on park and facility reservations, please visit www.mca80238.com, or call 303-388-0724.

THE CUBE

The Cube is the newest MCA managed community facility designed with the intention of elevating our cultural programming to a new level. The Cube is located at 8371 E Northfield Blvd. This 6,000 square foot space includes a 3,000 square foot event venue with a 40' x 12' adjustable stage and a 1,500 square foot lobby area. The space is also equipped with a catering kitchen and restrooms. The customizability of this space makes it a perfect venue for countless events, such as intimate concerts, theatrical performances, private banquettes or even wedding receptions. The space seats 225 with the full stage in place and almost 300 with the stage removed. A refundable damage/cleaning deposit will be included in the fee for reserving the space.

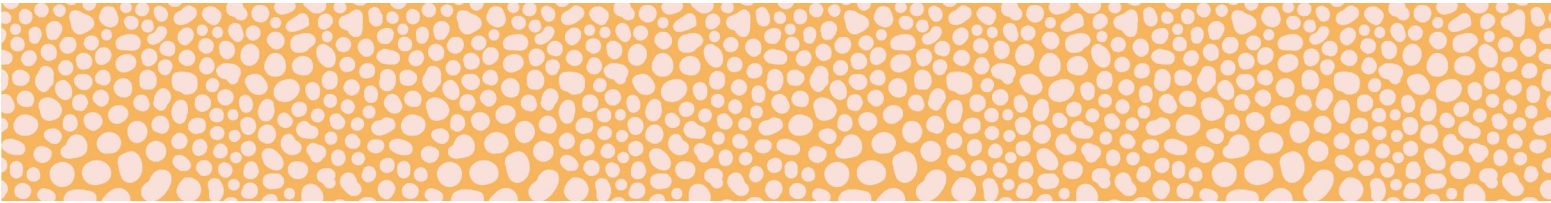
The Cube is the short name for the Community Cultural Center. The Cube also contains our primary front desk location which offers a variety of community services including registration and renewal of resident membership cards.

COMMUNITY ROOM - 7350 E 29TH AVENUE, SUITE 300

The MCA Community Room is 1,500 square feet and can accommodate up to 100 people. The community room is diverse and can be utilized for meetings, trainings, holiday parties or lectures. The room can be arranged conference, auditorium or classroom style. A refundable damage/cleaning deposit will be included in the fee for reserving the space.

OUTDOOR POOLS

MCA outdoor pools are great locations for celebrations and private events throughout the summer. The pools are only available to residents for after-hour reservations. The MCA will provide trained staff for private events at the pools including certified lifeguards. Pools can accommodate up to 200 people. The available amenities include charcoal barbecues, reservable DJs, restrooms, and space for outdoor catering. Independent DJs are not permitted. Reservations are available beginning the 1st weekend of June and remain available throughout the summer (excluding holidays) until the 1st weekend of August. A refundable deposit will be collected and payment is due in full at the time of the reservation.



We also offer rentable party space at our pools during open-swim hours. Party Pads are great locations for smaller social events. Plan your next birthday party, graduation party, anniversary celebration, bridal shower, or BBQ at any of our seven aquatic facilities. Party Pad rentals include lifeguards, premium shade structures, and facility access for up to 20 guests including non-residents. If you expect more than 20 guests, an additional fee will be applied for each non-resident guest over the 20 person limit. This fee is due at checkout following your reservation. Rentals are available in predetermined 2.5 hour blocks at each facility. To reserve a Party Pad, please access your Active Net account at www.mca80238.com. Payment is due in full at the time of the reservation.

POCKET PARKS & SPORT FIELDS

The MCA manages a variety of parks throughout the community. Park permits are available every day until 10:00 pm (permits are REQUIRED for exclusive use of the parks and for groups exceeding 20 people). Park permits assure that your space is reserved for the date and time requested. Permits also guarantee that sprinklers and other maintenance related components will not be used during your permitted time in the park. The MCA does not manage any City & County of Denver parks or facilities.

Amenities: Each pocket park is unique and offers different amenities. Some include hardscape and pergolas, while others offer barbecues and playground structures. There are no restroom facilities or utility components (running water, electricity) available at any of our parks. Please access your Active Net account at www.mca80238.com to make a reservation and acquire permits. Payment is due in full at the time of the reservation.

THE FOUNTAINS

The MCA manages four fountain water features throughout the community. Fountains are located at the Conservatory Green Plaza, Buffalo Wallow Town Center, 29th Avenue Town Center, and Beeler Park.

THE GREENS

FOUNDERS' GREEN (SOUTH)

Located between Roslyn and Syracuse Streets on 29th Avenue, Founders' Green is commonly referred to as the South Green. Founders' Green is the MCA's largest recreational facility and is available for corporate reservations on a first-come, first-serve basis on days and evenings the space is not occupied by the MCA for community events. This space can hold up to 1500 people and catering is permitted within the park grounds. Please email info@mca80238.com for availability and reservation requests.

CONSERVATORY GREEN (NORTH)

Located at 49th Place between Valentia Court and Valentia Street, Conservatory Green is also known as the North Green. Conservatory Green is available for corporate reservations on a first-come, first-serve basis on days and evenings the space is not occupied by the MCA for community events. This space can hold up to 1500 people and catering is permitted within the park grounds. Please email info@mca80238.com for availability and reservation requests.

Amenities: The Greens are adaptable for many types of event set-ups and can be tailored to fit most needs. Both spaces are equipped with amphitheater styled stage structures which include electrical access adequate for DJs, bands, movies, etc. The Greens also include access to restroom facilities (during summer months only) and complementary trash removal following events.

CITY OF DENVER PARKS IN THE COMMUNITY

- Central Park
- East/West Greenway
- Fred Thomas Park & Westerly Creek
- Uplands Park
- Prairie Basin Park
- Prairie Meadow Park
- Cottonwood Gallery Park
- Sandhill Prairie Park
- Willow Basin Park

The MCA does not manage any City & County of Denver parks or facilities. Please visit denvergov.org or call 311 for more information about these parks.



Community Maintenance

The MCA oversees many maintenance demands throughout the community. Other entities also have maintenance obligations including the City & County of Denver, Denver Parks and Rec., Denver Public Works, City of Aurora, City of Commerce City, and Aurora Parks and Rec., as well as individual Property Owners and sub-homeowner's associations. For an outline of MCA maintained space, please reference the North and South maps on pages 26-28.

GOOD NEIGHBORS, GREAT CITY

The City & County of Denver codes ensure the safety, prosperity and welfare of Denver's residents to promote more habitable neighborhoods. Through public outreach and code enforcement, the City's neighborhood inspectors help keep communities clean and vibrant. Report property concerns by dialing 311 or visiting denvergov.org/311.

PROPERTY OWNERS AND SUB-ASSOCIATION RESPONSIBILITIES

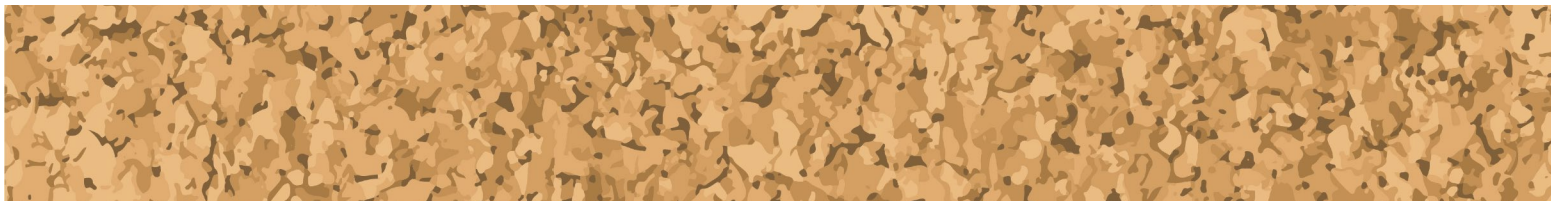
Individual property owners and HOA's are all subject to the MCA Covenants, Conditions, and Restrictions (CCRs), which prescribe the individual maintenance obligations of private property.

Section 7.5 of the Master CCR: Units to be Maintained: Owners of a Unit are responsible for the maintenance, repair and replacement of the properties located within their Unit boundaries except as such maintenance, repair and replacement are expressly the obligation of any applicable Neighborhood Association for that Unit. Each Unit, and the improvements on a Unit, shall at all times be kept in a clean, sightly and wholesome manner.

Section 7.6 of the Master CCR: Landscaping Requirement of Owners - Restrictions and Maintenance Covenants: All portions of a Unit not improved with a residence, building, driveway, walkways, patios or decks (referred to as the unimproved area or landscaped areas of a Unit shall be landscaped by the Owner thereof or a Builder other than the Declarant. Any portions of the Unit that are not landscaped by the Builder, must be fully landscaped by the Unit Owner, no later than one (1) year after the first occupancy of any portion of the Unit. The landscaping of each Unit, having once been installed, shall be maintained by the Owner, or the applicable owner association (in the case of multi-family plots), in a neat, attractive, sightly and well-kept condition, which shall include lawns mowed, hedges, shrubs, and trees pruned, adequate watering, replacement of dead, diseased or unsightly materials, and the timely removal of weeds and debris.

Failure to maintain property and landscaping to the "community standard" can result in violation fines and penalties assessed to the property. Non responsiveness to fines and penalties can result in future legal action by the MCA.

Owners are also responsible for any snow removal on sidewalks and alleyways adjacent to their property. For more information on snow removal **please see page 26.**



As part of the neighborhood property maintenance efforts, the MCA conducts periodic inspections of properties and responds to complaints. This effort is to encourage all residents of our community to be conscious of the condition of their property and its importance in keeping a well-maintained and safe neighborhood. The following are examples of the common items that will be inspected.

MAIN RESIDENCE

Make sure that the outside of the home is intact and debris free. Siding & shutters should be properly hung or replaced if broken. Painting the main body of the home is encouraged every 10 years.

LANDSCAPE MAINTENANCE

Maintain the landscape free from all weeds and all uncultivated plant growth and any landscaping that is dead and/or dry. Visible bare dirt must be maintained with ground cover and should be improved with rock, gravel or grass. Remember to maintain your property and adjacent right of ways from the center line of alleys to curbs easements. Trees should have a minimum of 8 feet clearance over all sidewalks.

VEHICLES

Make sure that all vehicles are operable with current registrations and are parked in your garage or on a public street. No vehicle can be parked within 3 feet of main alley surface. This area is for loading and unloading only. Parking vehicles in alleys impacts your neighbor's ability to access their garage.

OUTSIDE STORAGE

Storage of any personal property or trash that is visible from outside the fence of the property is highly discouraged and can constitute a violation. Basketball hoops and other sports goals should always be stored on your property (at least 3' from main alley surface). Permanent basketball hoops should be mounted on the garage face or 3' from alley surface if mounted in-ground.

TRASH

Remove all trash, litter, debris from outside your fence line. Ensure your trash is in an approved trash container. We recommend that containers not be stored within 3 feet of the main alley surface except on trash collection days. Trash Cans can be considered an encumbrance if not neatly stored on the property between collection days.

Please keep in mind that this is a list of common code violations our office enforces. If violations of the Rules and Regulations for Community Maintenance are observed during this inspection process, a notice to correct the conditions may be issued. If violations remain, enforcement action may occur and can include MCA fines and penalties.



RULES & REGULATIONS FOR COMMUNITY MAINTENANCE

The following are the Rules and Regulations for Community Maintenance. These Rules are Regulations were adopted pursuant to the First Amended and Restated Community Declaration. The Master Community Association (MCA) will enforce these Rules and Regulations in accordance with applicable state law. To report a violation of the Rules and Regulations please contact the MCA by calling 303-388-0724.

1. **Landscaping Requirement** – Front and side yards shall have plants, shrubs, turf, or other landscaping in healthy condition installed at all times. Barren soil, patches of dirt or weeds shall be prohibited.
2. **Bushes/Plants** – The maximum height of hedges in the front yard shall not exceeded 42 inches. Plants which have thorns, spines or prickles shall be prohibited from being planted or maintained within 4 feet of a sidewalk.
3. **Trees** – It shall be the responsibility of the occupant and/or owner to cut, prune and remove all tree branches lower than eight (8) feet over sidewalks, thirteen and one half (13.5) feet over a street or alley, and remove any dead, dying or structurally unsound tree. Tree stumps must be ground down to six (6) inches below existing grade.
4. **Weeds/Grass** – It shall be the responsibility of the occupant and/or owner of any property to cut and remove all grass/weeds over eight (8) inches in height. Weeds outside rear and side fences to the curb and from the center line of the alley to rear yard shall also be removed.
5. **Fences** – All fences shall be maintained in good structure condition at all times. Design review shall be required for the moving of a fence line from its original location. The original fence location is that one which was installed when the home was originally built.
6. **Trash** – It shall be prohibited for the occupants and/or owners to allow for the accumulation or storage of any trash that is not stored in a city approved container; is offensive to sight; or is otherwise insanitary or hazardous to the public health.
7. **Snow Removal** – Occupants and/or owners shall within 24 hours of a snowfall, remove or cause to have removed all the snow and ice from all sidewalks adjacent to the property. This includes snow on sidewalks outside rear and side fences, driveways and alley aprons.
8. **Exterior Maintenance** – All structures shall be maintained in a state of good repair and painted.
9. **Alleys** – Occupants and/or owners shall be responsible for the cleaning and maintenance of the area from the rear property line to the center line of the alley. It shall be prohibited for anything to be kept stored in the alley without written authorization and nothing shall be altered on, constructed in, or removed from the alley. The alley shall include the land that is adjacent within three (3) feet of the concrete surface.
10. **Right-of-Way Maintenance** – Occupants and/or owners of property abutting a public right-of-way shall provide for landscaping and maintenance of such right-of-way. The right-of-way shall consist of the area between the occupant and/or owners property line and the curb line or the edge of the roadway and between the property line and the center line of the alley.

TRASH AND RECYCLING

The City and County of Denver and City of Aurora manage trash & recycling services in the community.

MANUAL COLLECTION SERVICE OVERVIEW & GUIDELINES

Set the black trash cart out by 7 AM on your collection day. Place the trash cart at least 2 feet from obstructions such as garage overhangs, cars, fences, poles, overflow trash, large items or other collection containers that may prevent the automated truck from emptying it.

CURB SET OUT

Set your black trash cart in the street with the wheels against the curb and front facing the street. The automated trucks cannot service containers set out backward.

ALLEY SET OUT

Set your black trash cart at edge of the alley with the front facing the alley. The automated trucks cannot service containers set out backward.



- Prevent litter by bagging all trash and keeping the trash cart lid closed whenever possible.
- Do not put construction debris, sod, dirt or branches in the trash cart.
- Store the black trash cart on your property in between collection days.
- If your trash day and street sweeping day occasionally coincide, visit [Trash Collection and Street Sweeping](#) for instructions.

EXTRA TRASH SERVICE

- During your scheduled Extra Trash service collection week, your extra trash must be set out by 7 AM on your normal trash collection day.
- Extra Trash is any material left outside of your City-issued black trash cart. Only trash inside the black trash cart is collected weekly.
- Extra trash should not be stored at the curb on non-collection days. Store your trash on your property until your scheduled collection day.
- A maximum of 10 bags and 5 large items will be collected from each home per extra trash collection (every 4 weeks).
- Use your black trash cart to full capacity. Heavy items should be placed in the bottom and the lid may be open to a 45-degree angle. The lid must not exceed 45 degrees and trash must not be placed on top of the cart lid.



STORING YOUR COLLECTION CARTS

We recommend all trash, recycling and compost carts must be stored on your property out of the public view. This prevents damage and vandalism. Trash, recycling and compost carts must be kept off of the alley surface as not to encumber the right of way. All carts must remain 3 feet from the alley surface at all times except for the night before collection and the day of collection. Below are additional recommendations for the storage of carts.

MAIL BOXES

- For lost keys contact the Nome Street Post office, 4710 Nome Street, [303.371.8783](tel:303.371.8783).
- For Damage or Graffiti on mail boxes, please call the MCA at [303.388.0724](tel:303.388.0724).

MASTER COMMUNITY ASSOCIATION RESPONSIBILITIES

COMMUNITY ALLEYS

The MCA manages all residential alleys throughout the neighborhood - Personal Property (including vehicles) may not be left or parked in alleyways for extended time. Anything left in any alley is subject to removal by the MCA at the owners expense. See "Alley Operation Policy and Rules" for specific violations and remedies. [Alley Policy](#)

PARKS & ROW LANDSCAPING

MCA Maintains all Landscaping Located within The Community Parks and Right of Way ([Maintenance Maps](#)).

TOWN CENTERS & COMMUNITY PLAZAS

MCA maintains the Amphitheaters, Plazas, Water Features, and Fire Pits located within the community Town Centers.

DOMESTIC WATER SERVICE

MCA manages special domestic water systems located adjacent to the Mews in Filing 32 and the Green Links in Filing 36. [Filing 32 & 36 Water Service](#)

STORM WATER SYSTEM

MCA manages the storm water structures that exist within the community including; East West Greenway, Westerly Creek, Filings 18, Northfield and USPS ponds. MCA provides Mosquito Control programs throughout these facilities. See mosquito section below for further information and reports.



MCA USE OF LANDSCAPING FERTILIZER & HERBICIDES

We look specifically to the Colorado Department of Agriculture as well as the Colorado Department of Public Health and Environment for general guidance on all herbicide and pesticide usage. Currently we are well within their parameters for safe use in our parks. We are also aware of the extensive advertising on TV in regards to class action suits related to the use of round up, so we also look for independent studies (not funded by industry or outside agendas) to help shape our practices here in Stapleton.

Our position on the use of pesticides, herbicides and other landscaping treatments are that they should be used as our last line of defense and be used as little as possible in order to sustain a healthy outdoor environment. It is our policy to spot spray (never broadcasting) chemicals in our parks and to dilute all applications down to levels that are deemed safe by both state and local oversight agencies.

In addition any time we are treating our trees, we do so by root injection and never by spraying. The signs that we are mandated to display are prescribed by state and local statutes and are designed to cover warnings for many different types of applications that may occur throughout Colorado (including many that are not used in Central Park by the MCA).

PRODUCT	USE APPLICATIONS	MANUFACTURER LABEL
LESCO PROFESSIONAL TURF FERTILIZER	Overall Turf Health	Label-Fertilizer
LESCO 3-WAY HERBICIDE	Weed Control (Turf Areas)	Label-Lessco 3way
ROUNDUP QUICKPRO HERBICIDE	Weed Control (Non-Turf Areas)	Label-Roundup Quick pro Roundup Article



Alleys & Parking Regulations

ALLEY VIOLATIONS

- Personal property (including vehicles) may not be left or parked in alleyways.
- Vehicles must be parked inside the designated garage or carport of the residence. Driveway Aprons (unless specifically identified as a parking apron) can be used for loading and unloading only. Vehicles should not be parked or stored in these areas as it can impact adjacent homeowners from accessing their property.
- Unregistered vehicles may never be left in an alley and must be parked inside a garage.
- All alleys must remain free of any items that would impede any other property owner or City & County of Denver authorized vehicles from free access through that alley.
- Any item left in an alley is subject to removal by the MCA at the owner's expense.

Permanent Installations within the Alley easement is prohibited unless approved by the MCA. This includes but is not limited to:

- Sports Apparatuses
- Raised Garden Beds
- Trash Enclosures

Impeding and parking in an alley shall constitute a violation of the MCA rules and will result in a violation notice and fine consistent with the MCA covenant enforcement policy.

REPORTING A PROBLEM

Residents may report existing alley problems to the MCA by emailing alleys@mca80238.com or by contacting the MCA by phone at 303-388-0724.



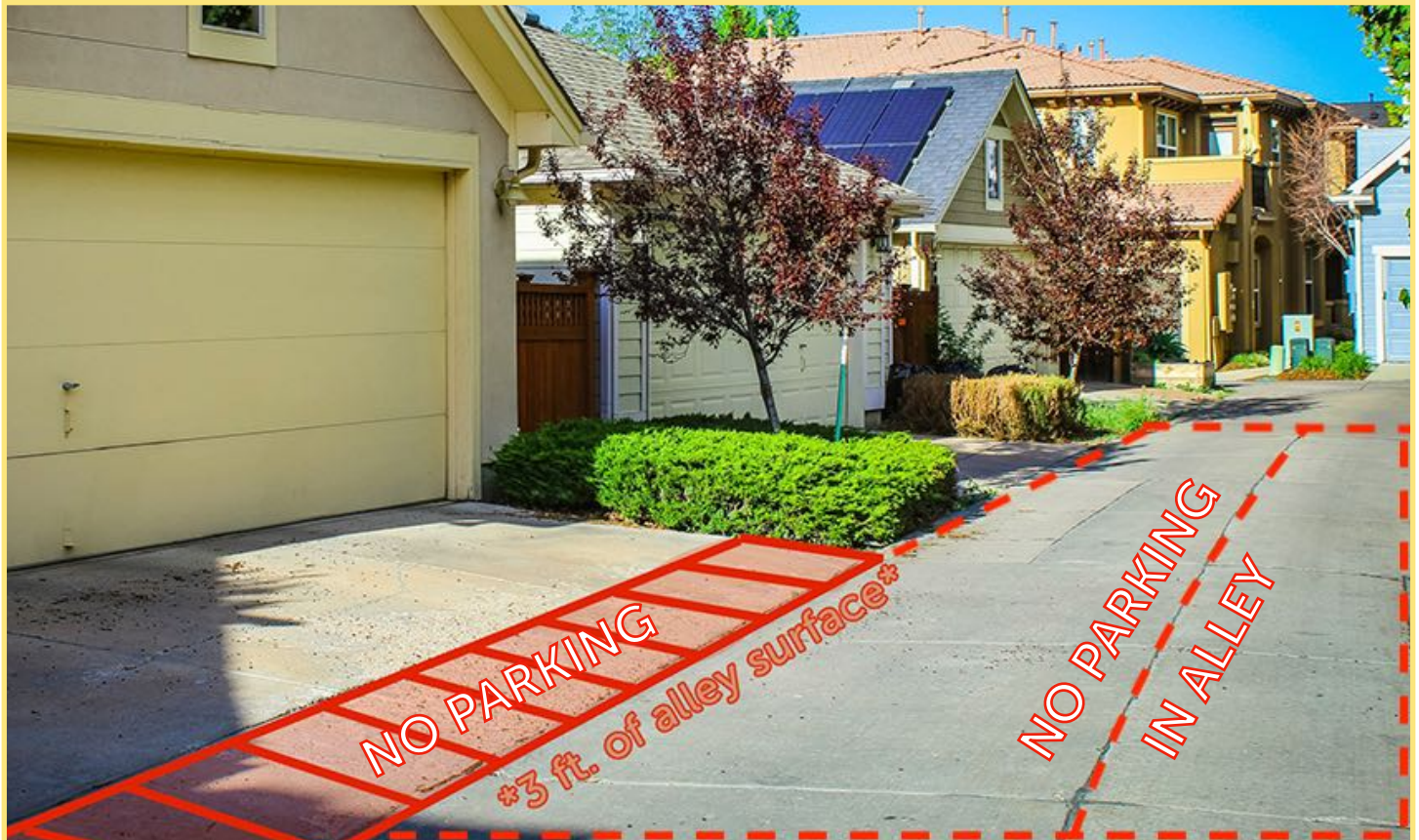
STREET PARKING

At any place within the city where authorized signs are posted pursuant to the provisions of this chapter giving notice of parking limitations, regulations, restrictions or prohibitions, it shall be unlawful for any person to park a vehicle in any manner in violation of, or contrary to, the provisions contained on such signs except when necessary to avoid conflict with other traffic, or in compliance with the directions of a police officer, or traffic-control signal, sign or device, or except momentarily for the purpose of loading or unloading passengers when such parking does not obstruct, impede or endanger any traffic; except as otherwise provided in this article.

ALLEY PARKING

It shall be unlawful for any person to park a vehicle within an alley except during the necessary and expeditious loading and unloading of merchandise or freight, and no person shall stop, stand or park a vehicle within an alley in such position as to block the driveway entrance to any abutting property or interfere with the free movement of traffic through an alley.

Make sure that all vehicles are operable with current registrations and are parked in your garage or on a public street. No vehicle can be parked within 3 feet of main alley surface. This area is for loading and unloading only. Parking vehicles in alleys impacts your neighbor's ability to access their garage.



LARGE VEHICLE & TRAILER PARKING

It shall be unlawful for any person to park or allow to be parked:

1. A truck exceeding six thousand (6,000) pounds empty weight or twenty-two (22) feet in length, an automobile trailer and/or boat trailer not attached to a licensed vehicle, a truck-tractor or semitrailer, or a disabled or inoperative vehicle for a period of time longer than two (2) hours during any given week on a public right-of-way adjacent to any property which has been designated as a residential zone district or which contains a single-unit or multiple-unit dwelling; except where such vehicles are engaged in rendering services in the immediate area, or where such vehicles are parked adjacent to a zone lot on which is located a motel or hotel being used by the operator of such vehicle.
2. A truck containing an attached camper with a combined overall length exceeding twenty-two (22) feet, a recreation vehicle exceeding twenty-two (22) feet in length, or an automobile trailer and/or boat trailer attached to a licensed vehicle, for a period of time longer than twenty-four (24) hours during any given week on a public right-of-way adjacent to any property which has been designated as a residential zone district or which contains a single-unit or multiple-unit dwelling; except where such vehicles are engaged in rendering services in the immediate area, or where such vehicles are parked adjacent to a zone lot on which is located a motel or hotel being used by the operator of such vehicle.

PARKING IN EXCESS OF 72 HOURS

1. It shall be unlawful for any owner or operator of a vehicle to leave that vehicle parked in the same place on a public street continuously for a period in excess of seventy-two (72) hours. A vehicle shall be considered in violation of this subsection if it has not been moved at least one hundred (100) feet during the seventy-two-hour period of time.
2. It shall be unlawful for the owner of an automobile junker to leave it parked on any public street for a period in excess of seventy-two (72) hours, regardless of location. The seventy-two-hour time limit includes the cumulative time spent on any public street.

For purposes of this section, an automobile junker is defined as a vehicle which is:

- Apparently inoperable; and
- Extensively damaged, such damage including but not limited to any of the following: broken windows, windshield, or both; missing wheels, tires, motor, or transmission.



Snow Removal

COMMUNITY SNOW REMOVAL

There are several entities who take on snow removal responsibilities on a regular basis from the City & County of Denver down to individual property owners. The system works when everyone does their part. **Snow should be addressed within 24 hours of the completion of the snow event under normal circumstances. Major blizzards can extend the time it takes to address snow community wide for all involved.**

MAJOR ROADWAYS AND ARTERIALS

Major roadways and arterials are the responsibility of Denver's Department of Public Works. Snow removal on these designated roadways begins prior to every snow event and continues throughout its completion. Roads are categorized in varying priority levels and are addressed as equipment becomes available. For a complete diagram of these identified roads, please visit www.mca80238.com.

NEIGHBORHOOD STREETS

Neighborhood streets are not addressed on a regular basis by the city unless a "major snow event" of approximately 6 inches or more occurs. The city's policy for major snow events can be found at www.mca80238.com.

NEIGHBORHOOD SIDEWALKS

Neighborhood sidewalks are the responsibility of the adjacent property owner or sub-association. When the sidewalk is located adjacent to a community park or right of way the MCA will remove snow. When the sidewalk is located adjacent to a regional park (East West Greenway, Westerly Creek) Denver Parks and Recreation is responsible for snow removal.

NEIGHBORHOOD ALLEY SURFACES

Neighborhood alley surfaces are to be routinely maintained by the adjacent property owner or sub-association. Residents and sub-associations are not permitted to shovel or plow snow in such a manner that it impacts the access of the alley by any motor vehicle. Snow should always be shoveled, plowed and stored on the landscaping areas located within each alley easement. Residents or sub-associations found to have caused access issues due to improper snow storage can be issued a violation notice and corresponding fine for the cost to remedy the situation, if the MCA is required to do so. Please respect that all residents need to access their property via the rear alleys by never shoveling snow onto any alley surface. **The MCA will plow alley "center lane" only during a "major snow event" and "Blizzards".**



DURING SIGNIFICANT & MAJOR SNOW EVENTS

During 'snow events', as now defined by the City & County of Denver, the MCA will initiate its snow removal plan for the alleys based upon actual accumulation along with the city's snow removal plan for neighborhood streets.

During significant snow events (8+") - The MCA will make a pass through each alley to clean up the center drive lane the night following the storm. Although it is not the intent to impact anyone's access in and out of their garages, residents should be prepared to remove any "wind-rows" that can be created during these plowing operations.

During major snow events (12+") - the snow removal plan will include the continuous use of heavy and light equipment. Light equipment will be used to remove snow from alley drive lanes, intersections and major pedestrian pathways. Alley work will be limited to the removal of enough snow so residents can drive through. The drive lanes will not be scraped down to pavement, to eliminate the need to truck snow off site. This allows us to expedite the process ensuring that we can get to everyone's alley within the shortest time possible.

These alley procedures do not negate individual property owners from participating in the snow removal during these types of storms. Vehicles should never be parked overnight in any alley during snow events. Residents who require additional assistance accessing their property because of excess snow, due to age, disability or health, should contact the MCA office at 303-388-0724 for additional assistance. Denver's residential and the MCA's alley plow programs were initially developed as an emergency response following the blizzards of 2006-07. The plows have been deployed dozens of times since then to help residents get out of their homes and onto the main streets after major storms. Under the new criteria, the city along with the MCA expects to deploy the residential plows in a timelier fashion and stay ahead of the deeper snow accumulations that comes with moderate to severe snow events.

MAJOR BLIZZARDS

During "Major Blizzard Events" (generally classified historical storm events) The MCA will provide a realistic timeline based on the size, scope, intensity and duration of the storm and the anticipated disruption to city streets and community services.



Assessment Management

All property owners are responsible for ensuring that assessments are current. Assessments are due by the 1st of each month in which it is levied. All assessments which are not received by the 10th are considered delinquent and will trigger a notification letter sent to the property. Accounts with delinquent assessments are subject to late fees and interest. Accounts more than 90 days past due are subject to lien by the MCA. Accounts delinquent for 180 days are subject to foreclosure. Any account which is sent to collection is subject to additional legal fees that cannot be waived. For a complete description of the MCA collection policy, please visit www.mca80238.com.

Within 90 days of closing on your home, you will receive a coupon book with your individual account number and property address. Please review the information for accuracy. It is the responsibility of the property owner to make sure all assessments are current.

There are several ways you can pay your assessment:

1. Return each coupon in the windowed envelope with a check for the assessment due.
2. Complete the Automated Clearing House (ACH) form located online at www.mca80238.com and return it with a voided check from the account that you wish to use to:

**MCA, c/o MSI, Inc. 11002 Benton Street,
Westminster, CO 80020-3200**

3. Set up bill pay through your online banking using the information located on your individual coupon. Confirm the lock box address each time you receive a new coupon book. Remember, the property owner is responsible for ensuring that assessments are received.

4. Pay online through the MSI secure portal page.

Check payments for monthly assessments should be mailed to:

**Master Community Association, Inc.
With your account number and/or Property Address c/o MSI, Inc.
PO Box 173307 • Denver, CO 80217**

To access your assessment account online, please visit www.mca80238.com and click on "Access Assessment Account."

ASSESSMENTS (WWW.MSIHOA.COM)

MSI-Community MCA, Account Tech
MSI, Inc.

Heather Mclin
Main Number

303-388-0724
303-420-4433

Design Review

To ensure the community reflects the diverse identity of Denver, there are a few restrictions and rules in place. The primary requirement of the Community Declaration is that owners must maintain their property in a clean and wholesome condition and landscaping must be installed within one year of occupancy. The City & County of Denver ordinances must always be followed. For the most part, the MCA will rely on the “best judgment” of owners to conduct themselves in a manner that will be sensitive to their neighbors.

MCA Design Review Committee (DRC) is limited to residential units and is only for material changes to the exterior of a home.

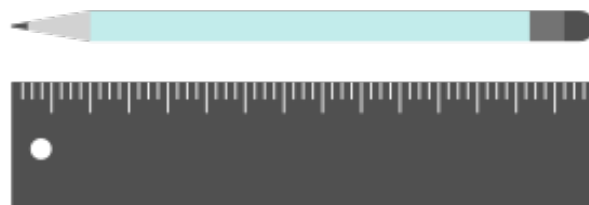
Approval by MCA DRC is required for:

- Improvements involving an addition or deletion of square footage to a home
- Addition of an exterior deck or balcony at the primary entry or above the first floor of the home
- Substantial change to the architectural style and character of the home
- Adding an accessory or additional structure on the lot
- Substantial change to the roof plane or lines of the home
- Moving existing fence or exterior railing from its original location

Approval by MCA DRC is not required for improvements involving:

- Solar panels
- Changes in exterior color
- Landscaping additions or changes
- Sheds or storage structures
- Changes to the front door
- Addition of a deck or patio at ground level and is not at the primary entry to the home

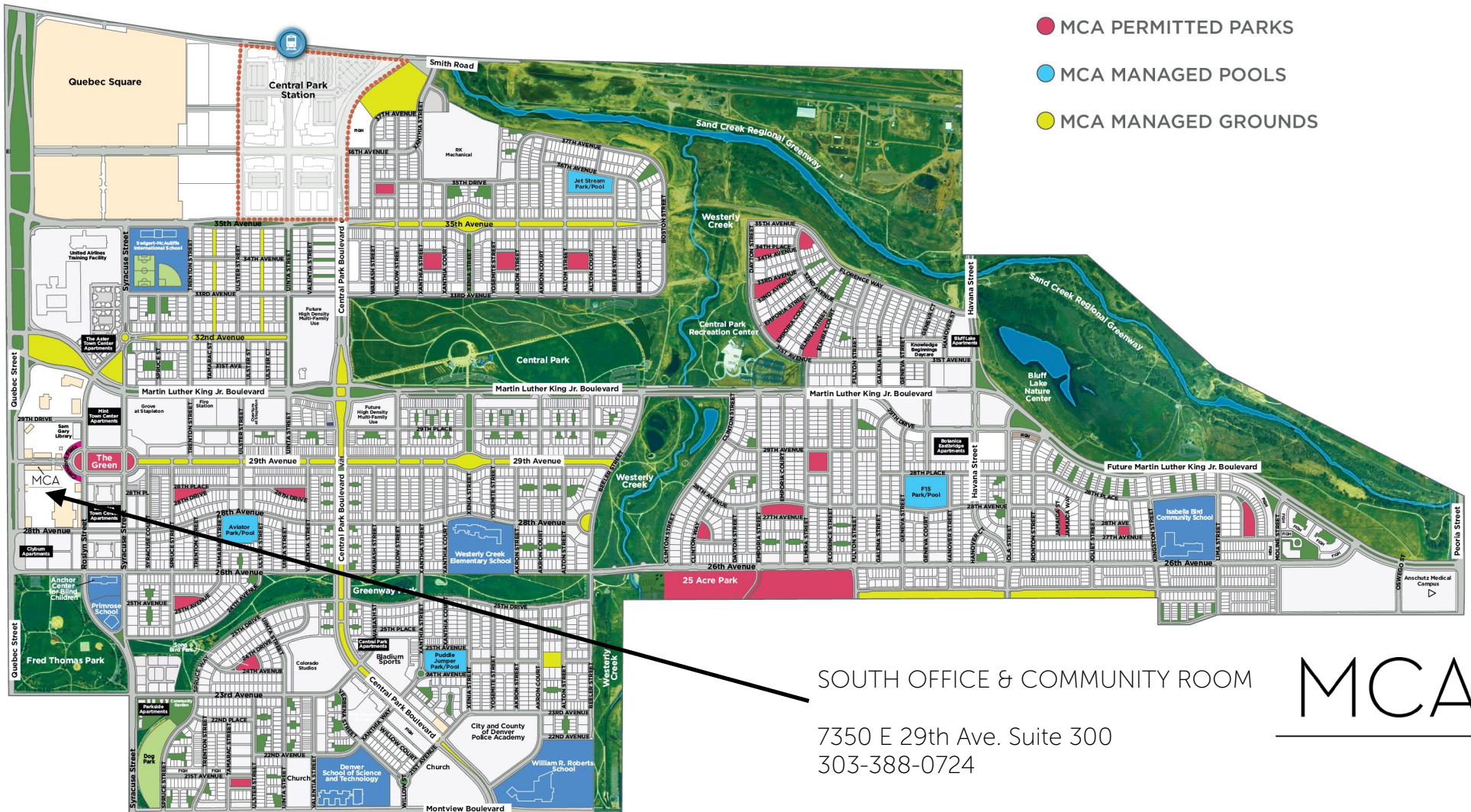
The homeowner is responsible for obtaining all necessary City & County of Denver permits prior to beginning any improvements to their property. To apply for a Design Review, please complete the form online at www.mca80238.com. Completed forms must be emailed along with electronic renderings of the project to drc@mca80238.com. Please allow a minimum of 30 days (up to 45 days) to receive approval and or comments on any major renovation.





SOUTH

- MCA PERMITTED PARKS
- MCA MANAGED POOLS
- MCA MANAGED GROUNDS



SOUTH OFFICE & COMMUNITY ROOM

7350 E 29th Ave. Suite 300
303-388-0724

For office hours please visit www.mca80238.com

MCA



NORTHFIELD

- MCA PERMITTED PARKS
- MCA MANAGED POOLS
- MCA MANAGED GROUNDS

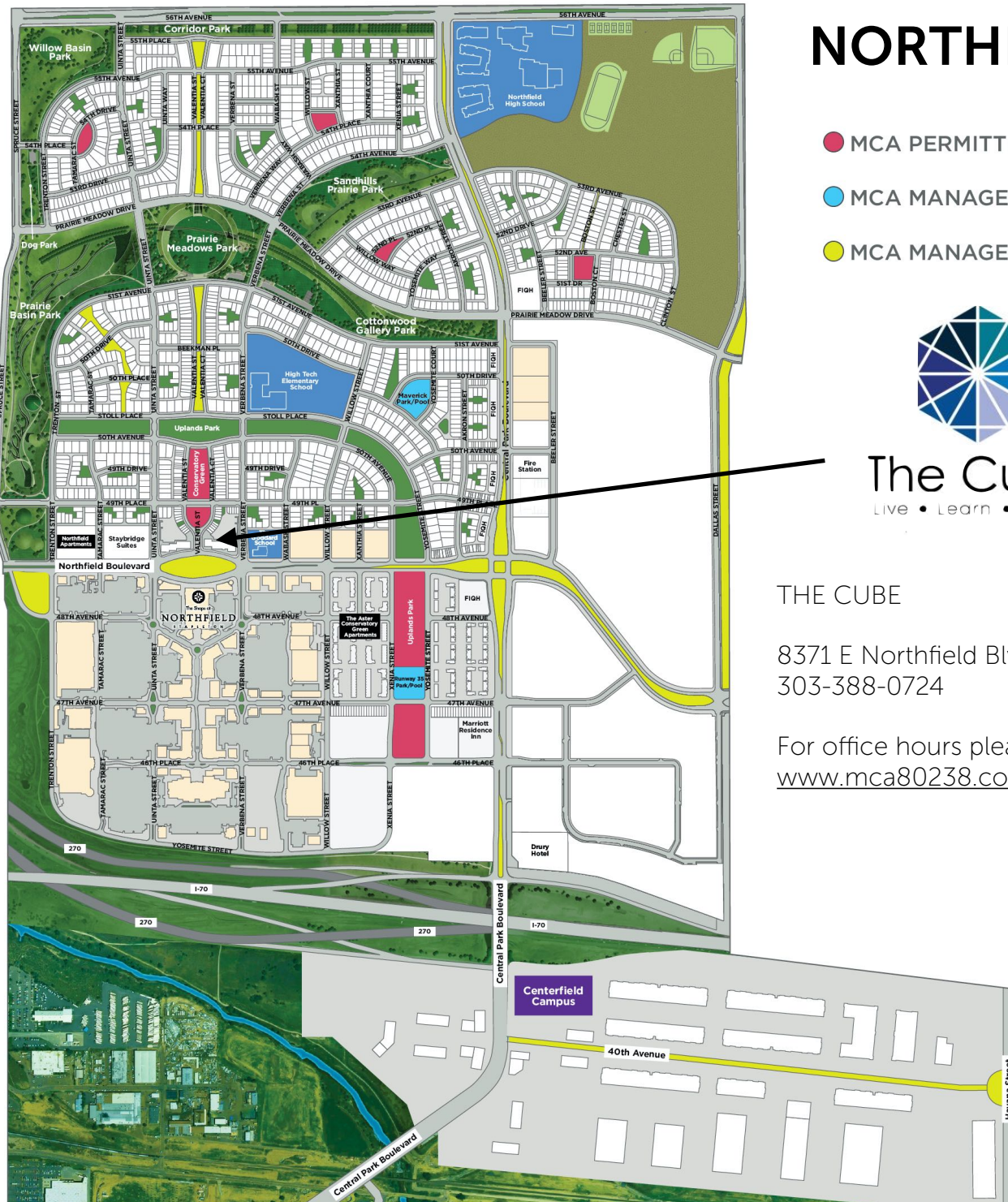


The Cube
Live • Learn • Create

THE CUBE

8371 E Northfield Blvd.
303-388-0724

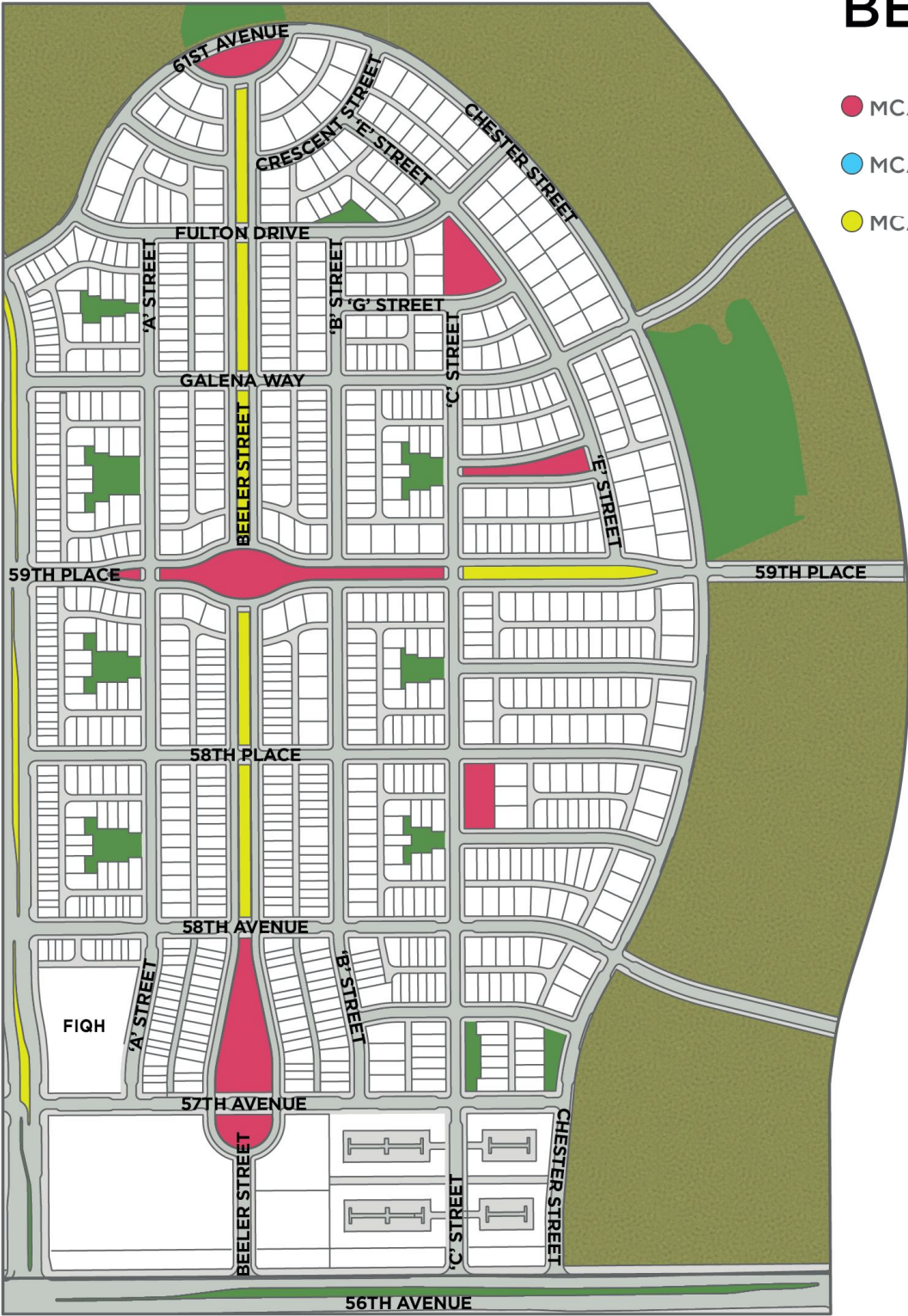
For office hours please visit
www.mca80238.com





BEELER PARK

- MCA PERMITTED PARKS
- MCA MANAGED POOLS
- MCA MANAGED GROUNDS





NORTH END

- MCA PERMITTED PARKS
- MCA MANAGED POOLS
- MCA MANAGED GROUNDS



Important Contacts - DENVER

EMERGENCY NUMBERS

Emergency Response	Denver Police	911
District 5 Dispatch (non-emergency)	Denver Police Dept.	720-913-1400
Fire Dispatch	Denver Fire Dept.	720-913-2400

CITY AND COUNTY OF DENVER (WWW.DENVERGOV.ORG)

District 8 Councilman	Chris Herndon	303-331-3872
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311

Neighborhood Inspection
Animal Control
Noise Control
Abandoned Cars
Street Maintenance
Solid Waste Management
Denver Recycles

DENVER PUBLIC SCHOOLS (WWW.DPSK12.ORG)

Public Schools	DPS—Administration	303-377-0898
Westerly Creek School	DPS (ECE—5th)	303-322-5877
William Roberts School	DPS (ECE—8th)	720-424-2640
Odyssey School	DPS (Charter)	303-316-3944
Denver School of Science & Technology	DPS (Charter)	303-320-5570
Denver School of the Arts	DPS (Charter)	720-424-1700
Swigert International School	DPS (ECE-5th)	720-424-4800
High Tech Elementary	DPS (ECE-5th)	720-424-2105
Denver Discovery School	DPS (6th-8th)	720-424-4840
Northfield High School	DPS (9th-12th)	720-423-8000
McAuliffe International	DPS (6th-8th)	720-424-1540

UTILITY SERVICE PROVIDERS

Xcel Energy	Electrical Service	800-895-4999
Denver Water	Water Service	303-628-6000
Comcast	Cable Service	303-603-5563
Century Link	Phone Service	303-832-3239
Denver Trash & Recycling	Trash & Recycling	311

Important Contacts - AURORA

EMERGENCY NUMBERS

Emergency Response
Aurora Police (non-emergency)
Fire Dispatch

Aurora Police
Aurora Police Dept.
Aurora Fire Dept.

911
303-627-3100
303-326-8999

CITY OF AURORA

303-739-7000

Neighborhood Inspection
Animal Control
Noise Control
Abandoned Cars
Street Maintenance

AURORA PUBLIC SCHOOLS (WWW.AURORAK12.ORG)

Public Schools

APS—Administration

303-344-8060

UTILITY SERVICE PROVIDERS

Xcel Energy
Aurora Water
Comcast
Century Link
[Aurora Trash & Recycling](#)

Electrical Service
Water Service
Cable Service
Phone Service
Trash & Recycling

800-895-4999
303-739-7370
303-603-5563
303-832-3239
303-739-7000



Recreation Centers & Libraries

FACILITY NAME

ADDRESS

PHONE

Recreation Centers

Central Park	9651 MLK Blvd.	720-865-0750
Hiawatha Davis	3334 Holly St. 3880	720-865-0591
Martin Luther King Jr.	Newport St. 729	720-865-0530
Montclair	Ulster Way	720-865-0560

Local Libraries:

Sam Gary Branch	2961 Roslyn Street	720-865-0325
Central	10 W. Fourteenth Ave.	720-865-1111
Martin Luther King Jr.	Pkwy. 9898 E. Colfax	303-739-1940
Park Hill Branch	4705 Montview Blvd.	720-865-0250
Schlessman Family Branch	100 Poplar Street	720-865-0000

Community Pools

Aviator Pool	8054 E. 28th Avenue	720-941-3414
Puddle Jumper Pool	2401 Xenia Street	303-393-0018
F-15 Pool	2831 Hanover Street	303-355-5078
Jet Stream Pool	3574 Alton Street	303-296-0884
Runway 35 Pool	8863 E. 47th Avenue	303-371-6137
Maverick Pool	8822 Beekman Street	303-373-4120
Filing 54 Pool	9888 E. 59th Place	303-576-6611

MCA Offices

South Office	7350 E. 29th Ave, Suite 300	303-388-0724
The Cube	8371 E. Northfield Blvd.	303-388-0724
North Office	8351 E. Northfield Blvd.	303-388-0724

