

Cezanne Court HOA

Rules & Regulations

Updated 10/24/25

1. There is one assigned parking space per unit. Residents must park in their assigned space.
2. The bicycle storage area is for bicycle storage only and should not be used to store other personal items or trash.
3. Smoking is not allowed within units, storage areas, mailbox area or any Common Areas within the HOA which includes the parking lot.
4. No loud noise or activity between the hours of 10:00 pm and 7:00 am.
5. No more than 2 household pets per unit.
6. Dog owners are responsible to clean up any dog waste. Waste must be cleaned up immediately. Owners will be charged clean up fees incurred by the HOA.
7. All pets must be on a leash (Mesa County Regulations) and must be accompanied at all times by their owner when in the Common Areas.
8. Excessive barking is not allowed and should be addressed immediately by the dog owner.
9. All trash must be placed within the dumpster only. No items shall be dumped within or outside of the dumpster enclosure. No items larger than the dumpster shall be discarded. Owners will be charged haul away fees for illegally dumped items.
10. Only outdoor patio furniture and potted plants shall be stored on the patio areas. Patios must also be kept trash and weed free. Items should not accumulate on patio areas or be placed on Common Area.
11. BBQ Grills and other Open Flame Devices are not allowed to be used or stored within 10 feet of the building. See the Open Flame Device Policy for more information.
12. Please do not dispose of any of the following items down the toilet, garbage disposal, kitchen sink, bathtub or shower drain (these items cause costly problems with the plumbing system!):

Paper towels, sanitary or baby wipes, feminine hygiene products, kitchen grease or oil, excessive laundry detergent, etc.
13. Window air conditioning units are not permitted.
14. The maintenance and repair of the interior of each unit is the responsibility of the homeowner. The common areas will be maintained by the HOA.
15. Roof penetrations and equipment installations to the exterior of the building are prohibited

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unless the Owner has first obtained Board approval. This includes but is not limited to internet and satellite dish installations. Owners will be held liable for any damage.

16. Any violations should be reported directly to Heritage Property Management at 970-243-3186.
17. Owners who do not reside in their unit are required to keep their mailing addresses and contact information up to date with Heritage Property Management. Owners are also asked to familiarize their tenants with the HOA's "general rules."

Violations of these Rules & Regulations will result in fines assessed to the violating Owner's account.

For detailed explanation of these rules, please go to the HOA web site www.hpmgj.com (click on "HOAs", click on "Cezanne Court", click on "Covenants, Conditions and Restrictions.")