

Pheasant Ridge HOA Rules and Regulations

1. Each residence shall be used only for single family purposes. No business use shall be permitted. Non-resident owners are responsible for the actions of their residents.
2. There shall be no activity in any residence or any common area that would result in a violation of the covenants of the Association or laws and regulations of any other governmental body or which would be an annoyance or nuisance to any other owner.
3. Each owner shall keep the exterior of his residence, including roof, shingles and patios in a clean and sanitary condition free of trash accumulation.
4. Unsightly objects shall not be placed on fences or stored in patios. This includes, but is not limited to, clotheslines, towels, rugs, garments or signs.
5. Garbage cans shall be placed near the street, for scheduled pickup and removed the same day. Garbage cans must be stored in garage or behind a fence on all other days.
6. Common sidewalks and driveways shall not be obstructed.
7. All recreational vehicles, motor homes, travel trailers, campers, boats, trailers, ATV's, dune buggies, snowmobiles, and commercial vehicles larger than one ton must be parked in an enclosed area (garage or fence).
8. Any unlicensed or inoperable vehicles must be stores out of sight in an enclosed area (garage or fence). Any unlicensed, inoperable or abandoned vehicle parked on the street will be reported to the City of Grand Junction.
9. Weed control must be dealt with immediately and on a regular basis. Visible lawns must be property maintained.
10. No burning of trash is allowed.
11. Speed in excess of 25 MPH will not be allowed. Full stops at STOP SIGNS are required by law.
12. Two (2) household pets are allowed in each unit, subject to rules and regulations adopted by the Association from time to time.
13. Pets must be controlled by owners. This included barking and removal of pet waste. Unaccompanied pets are not allowed in common areas, and shall not be allowed to run free. Pets may not be tied up or chained while owners are not present.
14. Yard sale signs will be permitted while a sale is in progress. No other advertising signs may be erected on any lot. One "For Sale" sign may be posted if no later than those allowed by Mesa County or City of Grand Junction Zoning Resolutions. Political signs in support of candidates, ballot issues or public issues are allowed, but must be removed following election.
15. Excessive noise, including but not limited to, loud music, barking dogs, loud parties, honking horns, televisions and arguments, is disturbing the peace and is not permitted at any time. There shall be no loud noise after 11:00 PM.

(Approved by the BOD on April 20, 2010)