

# BROOKSIDE HOMEOWNERS ASSOCIATION OF GRAND JUNCTION, INC

## RULES AND REGULATIONS

1. Garbage cans must be stored out of sight, except for trash pickup day. Garbage cans shall be placed near the street, on the sidewalk, on trash pickup day, and promptly removed the same day.
2. Each owner shall keep the exterior of the property in a clean, sanitary and attractive condition free of trash and weeds.
3. Inoperable, unlicensed and unused vehicles must be store in your garage, behind a privacy fence or removed from the subdivision. Inoperable, unlicensed or abandon vehicles parked in the street will be reported to the City/County to be towed.
4. All recreational vehicles, including but not limited to: Motor homes, Trailers, Campers, Boats, ATV's, Dune Buggies, Snow Mobiles, and Commercial Vehicles which are larger than 1 ton, must be parked in your garage, behind a privacy fence, or stored away from the subdivision.
5. Pets must be controlled by the owner at all times. Dogs running loose in the subdivision is not permitted. Dogs must be on a leash or confined to the owners property at all times. Pet waste must be cleaned up at all times from personal properties and from common areas. Incessant barking is not allowed.
6. Athletic equipment, such as: Basket ball stands, Hockey goals, Skate ramps, and other Toys must not be placed in the street. Children must be encouraged NOT to play in the public street or in the neighbors yards or driveways.
7. Each property shall be used for residential purposes only. No business use is permitted.
8. There shall be no activity on any property or common area that would result in a violation of the covenants, of the Association or the laws and/or regulations of any other governmental body of which would constitute a public a public or private nuisance or annoyance to the neighborhood.
9. Common driveways shall not be obstructed. Parking is NOT allowed on the sidewalks per County Regulations.
10. No Firearms, Illegal fireworks, Explosives, Air Rifles, BB Guns, Crossbows, or similar devices shall be discharged in the subdivision.
11. No structural alteration may be made to any property without PRIOR WRITTEN consent of the Association's Board of Directors. This includes fencing along with City/County permits. Rear facing fences may not exceed city limit's of 6 (six) feet in height.
12. Dangerous or wild animals, livestock, including rabbits and poultry, may not be kept on the property.

Complaints regarding excessive noise, disturbing the peace, speeding, reckless driving, driving under the influence, etc must be reported to the Mesa County Sheriff at 242-6707. Animal complaints must be reported to Animal Control at 242-4646.

*If you do not occupy your property, it is your responsibility to provide a copy of these Rules and Regulations to your tenants as an addendum to your lease agreement. You are responsible for the actions of your tenants.*