

Palace Estates Consolidated Condominium Association, INC

RULES and REGULATIONS

C/O Heritage Property & HOA Management
2650 North Ave. #116
Grand Junction, CO 81501
970-243-3186
hpmgj.com
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1. Use of Homes (Units):

Units are to be used for residential purposes ONLY, in a manner that is consistent with all federal, state, local, and municipal orders, statues, ordinances, and rules and regulations. No activity is allowed that could result in an increase in premium or cancellation of the association's insurance policy. Any unlawful or suspicious activity should be reported to Mesa County Sheriff's non-emergency number (970) 242-6707.

2. Maintenance:

Owners, tenants, and other occupants shall maintain their respective units in a clean, sanitary, and attractive condition. They should be free from any accumulation of trash.

3. Landscaping:

Residents maintain general and limited common elements for their units in a neat, clean, trimmed, weeded and well-maintained condition. This includes grass (lawns), bushes, trees, xeriscaping, zero-scaping, and any ornamental placements (yard décor). Yards should be cleared of trash, debris (leaves, weeds, etc.) and/or visible deterioration. Please pay special attention to keeping trees and shrubs from infringing on neighbors and over hanging their property. Trees should not hang low over sidewalks, streets, and intersections or impede on any public use areas and visibility; Bushes must not encroach on public walkways; they must all be trimmed back. All fruit and vegetation must be cleaned up year-round from these areas also.

4. Irrigation Water:

Residence shall follow any and all watering schedules as directed by the Association and by the County. Please avoid watering routines which result in water running down the gutter, swamping a neighbor's yard, or watering the pavement. Residents will comply with valve closures and openings as they are notified to do by the Association. Residents need to notify Heritage Property Management of any visible leaks or malfunctions ASAP. Residents are responsible for the start-up and winterization of the sprinkler systems of their own yards.

Try to conserve water (it is not necessary to water every day, especially twice a day, and all day. This is wasteful and can even damage your lawn. Share with your neighbors, many do not have sprinkler systems). Running the water pump for extended periods of time and/or in the heat day uses more energy because it has to work harder, which increases the associations electricity usage, which in turn increases our bills. Conserve water by watering in the cooler weather hours of the day (this keeps the water from evaporating and keeps it on your lawn). The WORST time of day to water is when the sun is at its peak (11:00 am to 7:00 pm). The recommended watering schedule is 3 times a week for 30 minutes each during the summer season.

Please visit the Heritage website for updated information on irrigation. hpmgj.com

5. Parking:

Residents and visitors shall park in appropriate areas so not to obstruct streets, driveways, or sidewalks. Do not park on streets in opposition to traffic and avoid blocking lanes at stop signs. Do not park in or block designated “Fire and Emergency Lanes” at any time. No long-term parking of work trucks in street areas.

6. Vehicles and Equipment:

Unlicensed, unused, or inoperable vehicles are unsightly and discourteous to your community. They should not be stored within view of any street or building. Except as necessary for loading and unloading. All motor homes, ATVs, boats, trailers, snowmobiles, recreational vehicles, equipment, and/or similar items shall be parked or stored inside the garage or behind adequate screening. (Twenty-Four (24) hours is deemed reasonable time for loading and unloading).

7. Garbage and Trash:

All trash (including yard debris like leaves and branches) shall be placed and kept in covered containers, trash bags, or ties within garages or otherwise screened so as not to be visible from streets or adjacent units, except on collection days. Trash cans should be put away the evening of your scheduled trash day. **ABSOLUTELY NO BURNING OF TRASH** is permitted within Palace Estates at any time. (Note: The City of Grand Junction “Spring Clean-up” **DOES NOT** include our Association because we are not City, we are County).

8. Noise and Odors:

Residents shall exercise care to avoid objectionable noise and persistent objectionable odors of any kind that could disturb or otherwise impede the use and enjoyment for Palace Estates residents. This includes loud music, parties from 8:00 pm to 8:00 am, pet noises, pet waste (clean up after your animals), fires, and all other disturbances.

9. Pets:

There should be no more than two (2) pets per unit, no pets should be kept outside. Raising, keeping, or breeding of any animal for commercial purposes is forbidden. All pets must be vaccinated and have a current license with Mesa County. Pets shall be free from ticks, fleas, and other pests. Pets must always be under their owner’s control. Animal owners will be held responsible for the prompt removal of their animal’s waste from their own property, the neighbor’s lawns, and all affected elements (sidewalks, mail areas, etc.). Residents shall be held responsible for any injuries or damage to any person or property caused by their pets. Owners will be **held equally responsible** for their tenants’ pets as well. Complaints regarding pets or animals should be made to Mesa County Animal Services (970) 242-4646.

10. Porches and Patios:

All porches and patios are to be kept free of clutter and used for their intended purposes only. Do NOT use front porches for storage. Do NOT place BBQs or propane grills close to the buildings (this is an insurance violation and unattractive). The front porch shall be used for outdoor furniture and decorative elements only.

11. Snow Removal:

Residents are responsible for snow removal of their driveways and sidewalks within 24 hours after snowfall. Snow should be shoveled into their own yards and not obstruct sidewalks or streets. Property Management should be called when areas around mailboxes need to be cleared.

12. Building Structures:

INTERIOR WOODSTOVES OR GAS FIREPLACES ARE PROHIBITED. No structural alterations, porch additions/alterations, fence construction may be made without the prior approval and formal written consent from the HOA Board as set forth in Article XII of the Declaration. Architectural requests may be made through the ACC request form on Heritage Property Management's website. The request will be forwarded to the HOA Board upon receipt, and a response will be made within 30 days.

13. Advertising/Billboards:

No advertising or billboards may be posted on any lot. One political sign per issue or candidate is allowed to be posted up to 45 days before the election and must be taken down within 7 days of the election date. The size of the political signs are limited to 36" x 48". NO EXCEPTIONS.

14. Notices/ Flyers:

No notices or flyers may be posted on mailboxes, street signs, or utility poles within Palace Estates neighborhood. A staked sign, such as a yard sale sign, may be placed during daylight hours and removed each evening.

15. Grills and Fire Pits:

Grills and Fire Pits should be placed at least 10 feet from any structure during use or while hot. They are never allowed on front porches, even when not in use (see #10).

16. Seasonal Decorations:

Outside seasonal decorations may only be displayed 30 days prior to a holiday and must be removed no later than 15 days after that holiday.

17. Fireworks:

THE STATE OF COLORADO HAS A BAN ON ALL FIREWORKS THAT LEAVE THE GROUND AND/OR EXPLODE. If any damage is caused, it will result in the perpetrators paying for all repairs and/or replacement of property. In addition, they could be fined up to \$500 for creating a risk to the association's insurability. They are also subject to fines from the police and fire department.