

Star Bright Townhomes Association Rules and Regulations

1. Car washing is not allowed. The Star Bright Townhomes Association purchases its water through Ute Water and it is very expensive for the HOA. It costs less money for homeowners and tenants to use a car wash.

2. Effective April 2017 only 1 dog or 1 cat may be kept in any one unit. If an owner or tenant has more than one pet prior to this date, owner/tenant may keep existing pets. However, once a pet is lost, only 1 pet per unit may remain. New owners/tenants may only have one pet going forward. Pets are not allowed to run unrestrained or at will in the Common Area or any other part of the property. No dangerous or wild animals, livestock or poultry permitted.



3. No displays or signs, except "For Rent" or "For Sale" signs or displays (not exceeding five square feet in size), billboards, unsightly objects, or nuisances may be erected, placed or maintained on any part of the property. Per the Colorado Common Interest Ownership Act, political signs may be displayed 45 days prior to an election and must be removed 7 days after the election.

4. Do not use your front porch for storage. BBQ grills, clotheslines, woodpiles, storage piles, garbage and refuse cans should all be stored on the back side of the units, out of view from neighbors.

5. No boats, campers, trailers, snowmobiles or other similar vehicles may be parked or maintained in the Common Area, any Unit or Appurtenant Facilities for a period exceeding 24 hours. (CC&Rs XVIII 18.5)

6. Please park in your designated spots.

7. The installation of satellite dishes and cable for cable TV needs to be approved by the Board. This is to reduce the number of holes put in the siding or in the roof which is HOA property. Please contact Heritage Property Management, at the contact information below, if you wish to install a cable or a satellite dish and they will provide you with the proper procedure to obtain approval.

8. No firearms, fireworks, explosives, air rifles, BB guns, crossbows or similar devices shall be discharged.

9. Junk and trash must be removed from units on a regular basis.

10. Do not leave trash in front of or around the dumpster. Household trash and yard waste may be put into the dumpster. Furniture may be placed into the dumpster if it is broken up so that it fits. None of the following items are allowed in the dumpster: electronics, refrigerators, tires, hazardous waste, or paint.

11. Inoperable vehicles parked in the parking lot will need to be repaired and operable within 30 days or removed from the premises. Owners will be notified of violations.

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12. Clean up or repair work done to the common area in which an owner or an owner's tenant was responsible for the damage will be the responsibility of the owner. The HOA will contract to have damage repaired or cleaned up and charge it to the owner.
13. Short Term rentals (less than 30 days) are not allowed in the Star Bright Townhomes Community. (CC&Rs VII 7.1)

Thank you from your Board of Directors!

Heritage Property Management
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