

Palace Estates Consolidated Condominium Association, INC

RULES AND REGULATIONS 09/01/2016

C/O Western Slope HOA Management, LLC
2500 North Ave, Suite 2
Grand Junction, CO 81501
(970) 628-1511
tracey@westernslopehoa.com

- 1. Use of Homes (Units):** Units are to be used for residential purposes (only) in a manner consistent with all federal, state, local and municipal orders, statutes, ordinances and rules & 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 the Mesa County Sheriff's non-emergency number (970) 242-6707. (We are not in the City's jurisdiction). In an emergency, always call 911.
- 2. Maintenance:** Owners, tenants and other occupants shall maintain their respective units in a clean, sanitary and attractive condition. This should be free from accumulation of trash.
- 3. Landscaping:** Residents shall maintain general and limited common elements for their units in a neat, clean, cultivated, trimmed, weeded and well-maintained condition. This includes grass (lawns), bushes, trees, xeriscaping, any ornamental placements (yard decor) and yards kept free of trash, debris (leaves, weeds, etc) or visible deterioration. Please pay special attention to keep trees and shrubs from infringing on neighborhood sidewalks or at intersections (keep them trimmed back).
- 4. Parking:** Residents and visitors should park in appropriate areas so as to not obstruct streets, driveways or sidewalks. Do not park on streets in opposition of traffic, and avoid blocking lanes at stop signs. Do not park in designated "Fire Lanes" at any time. No long-term work trucks in street parking.
- 5. Snow Removal:** Residents are responsible for snow removal of their driveways and sidewalks within 24 hours after snowfall. Snow will ideally be shoveled in to their yard and not placed as to obstruct sidewalks or streets. The Association's Manager should be called when areas around mail boxes need cleared.
- 6. Garbage and Trash:** All trash (including yard debris like leaves) shall be placed and kept in covered containers or trash bags within garages or otherwise screened so as to not be visible from streets or adjacent units, except on trash collection days. NO BURNING OF TRASH is permitted within Palace Estates at any time. (Note: The Grand Junction "Spring Clean-Up" does not include our Association as we're not in the City).
- 7. Porch and Patio:** All porch and patio areas are to be kept free of clutter and used for intended purposes only. Do NOT use front porch for storage. Do NOT place BBQs or propane grills (see # 15) on the porches (this is an insurance violation and unsightly). The front porch shall be used for appropriate outdoor furniture and decorative elements only.
- 8. Irrigation Water Use:** Residents shall follow any and all watering schedules as directed by the Association. Please avoid watering routines which result in water running down the gutter or swamping a neighbor's yard. Residents will comply with valve closures and openings as they are notified to do by

the Association. Residents will notify the Property Manager with visible leaks or malfunctions ASAP. Residents are responsible for the start-up and winterization of the sprinkler systems in their own yard.

9. Vehicles and Equipment: No unlicensed, unused or inoperable vehicles are permitted within view of any street or building. Except as necessary for loading and unloading; all motor homes, ATV's, boats, trailers, snowmobiles, recreational vehicles, equipment and similar items shall be parked or stored inside the garage OR behind adequate screening that has been approved by the Board or the ARC Committee. (Twenty-four (24) hours is deemed reasonable for loading or unloading).

10. Noise and Odors: Residents shall exercise care to avoid creating objectionable noise or persistent objectionable odors of any kind that could disturb or otherwise impede the use and enjoyment of PECCA members. This includes pet noise (see #11), pet waste (see #11) fires (see #6), loud music, parties after 8 pm and all other disturbances.

11. Pets: No more than two (2) pets are allowed per unit. Raising, keeping or breeding of any animal for commercial purposes is forbidden. All pets must be vaccinated and have a current license with the County. Pets shall be free of fleas and other pests and must be physically controlled by their owners at all times. Animal owners will be held responsible for prompt removal of their animal's waste from their own property, neighbor's lawns and all affected common elements (sidewalks, mail areas, etc.). Residents shall be held responsible for any injuries or damages to any person or property caused by their pets. Owners will be *held equally responsible* for their tenants' pets as well. Complaints regarding pets should be made to Mesa County Animal Control at (970) 242-4646.

12. Building Structure: NO INTERIOR WOODSTOVES OR FIREPLACES ARE ALLOWED. No structural alteration, porch addition/alteration, or fence construction may be made to a unit without obtaining prior approval and formal written consent from the Board of Directors or ARC Committee as set forth in Article XII of the Declaration. Architectural requests may be made through the request form found on the Manager's website. The request will be immediately forwarded to the ARC Committee or BOD 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 prior to the election date and 7 days after the election. 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 mail boxes, street signs or utility poles within the Palace Estates neighborhood. **Please call the Manager (628-1511) if you would like to see information boards available in the neighborhood. It is an issue the BOD is considering. (9/1/2016)

15. Grills and Fire Pits: Must be located at least 10' from any building during use or while hot. Never allowed on the front porch, even when not in use (see #7).

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