

GENERAL RULES FOR FAIRCLOUD HOMEOWNERS ASSOCIATION RESIDENTS

1. Garbage containers must be stored in an area that is screened from view. Containers must be removed from the street the same day as trash pickup. No trash is permitted to accumulate on any property.
2. Each lot is to be used for residential purposes only. No commercial activity will be permitted, except for "minor home occupations" as detailed in the Mesa County Code.
3. No large recreational vehicle, trailer or inoperable vehicle is to be stored on any Lot. The HOA has an RV Storage Lot for any such vehicles.
4. Any vehicle maintenance will need to be completed within a reasonable amount of time.
5. No temporary structure or outbuilding can be placed on any Lot.
6. No animals, including, but not limited to, horses, cows, pigs, goats, chickens, ducks, rabbits or other domesticated animals, except household pets, may be kept on any Lot or in the common area.
7. Any change to the exterior of a residence or landscaping must first be submitted to the Architectural Control Committee for approval prior to commencement.
8. The maintenance and repair of each Lot, including the landscaping (weed removal) as well as the interior and exterior of the residence, is the responsibility of the homeowner. Lots are to be kept in a clean, slightly, and wholesome condition. The common area will be maintained by the HOA.
9. Owners who do not reside in their unit are required to keep their mailing addresses and contact information up to date with Heritage Property Management. Owners are also asked to familiarize their tenants with the HOA "basic rules."

For detailed explanation of these rules, please go to the HOA web site www.hpmgj.com (click on "HOAs", click on "Faircloud", click on "Covenants, Conditions and Restrictions.")