

GARRETT HOMEOWNERS ASSOCIATION

Rules and Regulations

1. No rear yard fencing may be erected or maintained in excess of six (6) feet in height.
2. No obnoxious, offensive or other activity which would constitute a public or private nuisance or annoyance to the neighborhood will be permitted.
3. Excessive noise, including, but not limited to loud music, barking dogs, loud parties, honking horns, televisions and loud conversations, is not permitted at any time. City noise ordinances will be enforced.
4. Vehicle repairs shall be limited to minor tune-ups performed by an Owner on his own vehicle. If the vehicle is in operable for more than 72 hours it must be removed and worked on elsewhere.
5. Dangerous or wild animals, livestock, including rabbits or poultry, will not be kept on the property.
6. A reasonable number of household pets will be permitted so long as they remain in control of the Lot Owner at all times. Any and all pet waste must be disposed of by the pet owner.
7. No firearms, fireworks, explosives, air rifles, BB guns, crossbows, or similar devices shall be discharge on the Properties.
8. No advertising signs, billboards, or unsightly objects shall be maintained or erected.
9. No junk or trash, including inoperable automobiles, will be allowed to accumulate and the same must be regularly removed.
10. Lawns must be mowed and weeds removed on a regular basis. Landscaping is to be kept and maintained in an attractive condition.
11. Trashcans must be screened from street view. They are to be put out the day of trash pickup and remain screened at all other times. All receptacles or other equipment for the storage or disposal of refuse materials shall be kept in a clean and sanitary condition.
12. Recreational vehicles, boats and trailers shall not be parked on the streets adjacent to each Lot.

13. Any and all improvements, including, but not limited to residences, fences, garages and outbuildings, shall be submitted to the Architectural Control Committee for review and final approval before construction commences.

14. The use of irrigation water is subject to the watering schedules adopted by the Association.

Violation Fine Schedule

Violations must be corrected in a timely manner. An initial courtesy letter will be sent out giving the homeowner fifteen (15) days to correct the violation. If, after fifteen days, it has not been corrected the following fines will be assessed:

1. A fine of \$50.00 will be levied against the property if not corrected within the first fifteen (15) days.
2. If the violation continues after another 15 days, or if the violation reoccurs within 6 months of the original violation notice, a \$100 fine will be levied against the property and continue monthly until corrected.

Fines and fees are assessed to the *Owner's* account. Owners are responsible for their tenant's actions.

To report a violation, please call Heritage Property Management at (970) 243-3186 or email info@hpmgj.com. Please provide specific information including address, description of violation and any other pertinent information. All violations will be verified by the Board of Directors before any action is taken.

Any violations falling within the jurisdiction of any City, County, State or Federal agency will be called in to the appropriate authorities.