



WELCOME TO SHADOW RUN TOWNHOMES HOMEOWNERS ASSOCIATION (SRTHA)

The following guide is to help you, as an owner, interact with the Association and the neighbors that share the common area spaces with you. Please read all of the SRTHA documentation carefully, as it will help you understand what it means to live the “Townhome Lifestyle” within the protections and restrictions of the Association, as well as providing owners the opportunity to share in maintaining this beautiful location we choose to call our home.

It is required that all residents and owners become familiar with and abide by the Declaration of Covenants, Conditions and Regulations; the Policies; and the Rules and Regulations (the Association Documents) for SRTHA. Each owner has been provided a copy of the Association Documents and / or they were able to retrieve them from the web site www.hpmgj.com. The Association Documents are also available for review at Heritage Property Management, 2650 North Avenue, Suite 116, Grand Junction, CO 81501, Phone 970-243-3186, who is the managing agent for SRTHA. Please contact their office, during normal work days and hours, for additional information.

It is your responsibility to contact the local utilities to establish utility service in your name, if you are a new owner or when you move in or out.

Helpful phone Numbers

Xcel Energy (Electric)	1-800-481-4700
CenturyLink (Phone, Cable & Internet)	1-800-603-6000
Spectrum (Phone, Cable & Internet)	1-800-314-7195
Ute Water (Water)	1-970-242-7491
City of Grand Junction (Sewer, Trash, Irrigation)	1-970-244-1579
City of Grand Junction non-emergency (Police & Fire)	1-970-242-6707

If you need Emergency Assistance due to a fire, accident, illness, injury, or you need the police, CALL 911.

General Statement of the Rules and Regulations for Shadow Run Townhomes Homeowners Association (SRTHA) as Amended 3/31/2021

1. **Ownership Transfer Procedures and Fees** – When a new owner takes possession of a townhouse in SRTHA, they must notify Heritage Property Management within three (3) days of the purchase. This insures that SRTHA and the management company have the correct information on file for proper notification and to obtain the records as required by the SRTHA CCRs from new owners. A one-hundred-dollar (\$100) fee shall be assessed to the selling owner to transfer ownership and provide status documentation to the new buyer. In addition:
 - a. Moving trucks must park along the side of the curb, closest to the residence. Due to its narrowness, Cliff View Drive is a designated Fire Lane and as such, the Grand Junction Fire Department allows curbside parking only on one side of the street. Vehicles cannot be parked along the east side of the street on either level, (except for the temporary parking area on the lower level).
 - b. All debris, cardboard boxes, material, trash, etc. must be removed from the property by the movers or parties doing the work.
 - c. Any exterior damage by the movers or owner to any townhouse, irrigation system, driveway, walkway, landscape materials or any other limited common area or common area belonging to SRTHA, must be reported to Heritage Property Management and SRTHA immediately. (SRTHA CCR, Section 4.16)

2. **Responsibilities for Hired Real Estate Listing Agents** – When an owner engages a realtor to list a property in SRTHA, the owner is required to ensure their listing agent has been advised as to the specific signage rules and their responsibilities to SRTHA. The owner must provide their listing agent with a copy of the most recent copy of the Declarations, Bylaws, Policies, and the Rules and Regulations. This information will not

only help the listing agent's clients make a more informed decision about living in the Shadow Run community, but it will also provide a consistent, reliable source of information for other realtors showing the property. The listing agent's primary contact is the owner they have under contract. If the owner does not have the information available, the secondary contact, for information only, is Heritage Property Management. Heritage Property Management maintains a web site for SRTHA, where most of the information pertinent to potential owners and listing agents can be obtained.

a. Real Estate Signage – A single “For Sale” sign shall be permitted in the front yard of a property that has been listed for sale with a Colorado licensed real estate brokerage company. A single “For Sale” sign may be placed at each of the two entrances to Shadow Run by only one listing agent at a time who has an active listing in Shadow Run. All signs shall be professional in appearance and be no larger than 32 inches wide and 36 inches tall. The signs shall be removed immediately after the closing of the sale. “Open House” signs that are professional in appearance shall be permitted at the entrance to Shadow Run only during hours that the home for sale is attended by the listing agent's brokerage company. Any “For Sale by Owner” signs shall be approved by the SRTHA Architectural Review Committee (ARC) prior to their placement. All signs shall not exceed the size restrictions and shall be of such quality as set forth above. The SRTHA Board of Directors reserves the right to disapprove and require removal of any and all signs upon notification of the owner or listing agent. (SRTHA CCR, Section 7.19)

3. Trash and Trash Removal – Trash receptacles must be stored inside the garage at all times, except when they are placed on the curb for weekly trash collection. Storage of trash receptacles on patios, decks, outside driveways and walkways is not permitted at any time. (SRTHA CCR, Section 7.15)

4. Parking and Parking Restrictions – Residents should park their vehicles in their garages and driveways without damaging the landscaping or irrigation lines or sprinkler heads. Garages should be used for parking, not storage. The temporary parking areas are for the use by contractors, visitors, over-night guests, etc. and cannot be used for permanent parking. These areas must be left open to provide ample guest parking for any resident. Due to its narrowness, Cliff View Drive is a private road, owned by SRTHA, designated as a Fire Lane and as such, the Grand Junction Fire Department (GJFD) allows curbside parking on only one side of the street. Vehicles cannot be parked along the east side of the street on either level (except for the temporary parking area on the lower level). Visitors and guests may park along the west side of the street on both levels on a short-term, occasional basis. The GJFD requires SRTHA to enforce the parking rules as posted along the streets and detailed in the Association Documents. (SRTHA CCR, Section 7.13.a-c).

5. **Vehicles** – The following types of vehicles and trailers are not allowed to park on the streets, roads, common areas, temporary parking areas or driveways within SRTHA for a period of time of no more than four (4) hours from sunrise to sundown, on non-consecutive dates and at no time or date from sundown to sunrise, as described below:

- a. Any pull trailer or 5th wheel trailer longer than six (6) feet; to include and by example, hauling trailers, cargo trailers, boat trailers, motorcycle trailers, snow machine trailers, OHV trailers, RV trailers and camping trailers
- b. Class A, B and C Motorhomes
- c. 5th wheel RVs
- d. Any truck larger than a one (1)-ton rating

Any vehicle that has expired license plates and / or appears to be abandoned shall not be allowed to park on SRTHA common areas, temporary parking areas, roadways or driveways and at the SRTHA Board's sole discretion, may have the abandoned vehicle removed from SRTHA's property at the owner's expense. (SRTHA CCR, Section 7.13.a, b)

6. **Grills and Stoves** – Charcoal grills, wood BBQ grills, wood smokers, wood burning stoves, pellet stoves, or any other open flame stoves which creates ash, are not allowed, since any damage resulting from their use is not covered by SRTHA insurance. Gas grills allowed.

7. **Animals** – The SRTHA Board understands that pets are an important part of some owners lives and recognizes that since the common area is for use by all residents, their guests, and their pets, it is necessary to regulate their behavior.

- a. A maximum of four (4) total pets (e.g. dogs and cats) per townhouse is allowed.
- b. Any time a dog is on any common area or another owner's limited common area, they are required, by rule, to be under the control of their owner and on a leash. There are NO exceptions to this rule.
- c. The owner is directly and immediately responsible for cleaning up after their dogs. It is the duty of a pet owner in SRTHA to prevent, at all cost, their pet from infringing on or using the limited common area of other owners to relieve themselves. This action shows disrespect for others and will not be tolerated. The closest parks are the Shadow Lake Park and the Pine Ridge Park; both parks are open from 5:00 a.m. to 10:00 p.m. and are pet friendly. Pets must be leashed at all times and waste be cleaned up (please make use of the pet pick up station and trash disposal). (SRTHA CCR, Section 7.4)

8. **Nuisance** – The SRTHA Board has determined that several conditions or actions of some owners may result in situations where some annoyances must be regulated and the following have been defined as such:

- a. Light pollution is a nuisance at night and therefore, bright lights, flashing lights, strobe or black lights, or any other type of light which give rise to complaints is not allowed.
- b. Sound pollution is a nuisance and therefore, loud sounds, music, wind chimes, musical instruments, vibrations, or any other type of sound or sound-producing material which penetrates party walls or gives rise to reasonable complaints is not allowed.
- c. Odor pollution is a nuisance and therefore, obnoxious odors, harsh or stringent odors or any other odor which gives rise to complaints is not allowed. (SRTHA CCR, Section 7.12)

9. **Owner's Responsibilities** – The owner is responsible for maintaining a clean, wholesome appearance to their patios, decks, porches and other limited common areas as provided by the Declarations.

- a. An owner is not allowed to store any material on SRTHA common area or on an owner's limited common area. No trash, building materials, containers, lumber, etc. are allowed to be stored outside the residence. (SRTHA CCR, Section 7.7)
- b. The owner is responsible for the maintenance of utilities, fixtures, and all equipment within a townhouse. The owner is responsible starting where the pipes, wires, lines, etc. enter the exterior wall. (SRTHA CCR, Section 5.4)
- c. The cost of maintenance and repairs of a party (common wall) is the responsibility of the owners that share the wall. (SRTHA CCR, Section 5.5.b)
- d. Owners are responsible for the exterior glass surfaces, exterior light bulbs, doors, pergolas, screens and windows. (SRTHA CCR, Section 5.1.a, 4.15)
- e. Owners are required to provide to SRTHA their most current mailing address, phone number, and email address.
- f. An owner is not allowed to change the appearance of the exterior of their townhouse without prior written approval of the Architectural Review Committee (ARC). Any owner requesting to change the exterior appearance of a townhouse or do any new additions to the exterior a townhouse must submit the detailed plans and request on the appropriate form to Heritage Property Management along with the appropriate fee. Heritage will then forward those plans and details to the ARC for review and presentation to the SRTHA Board for approval.
- g. An owner may install a TV / Internet satellite dish but TV and radio antennas are not allowed.

10. SRTHA Responsibilities – The Association and /or its agent is responsible for the management of the common areas, the limited common areas and any restricted common areas within the Project. Specifically:

- a.** SRTHA is responsible for painting, repairing, replacing and the maintenance of the exterior building surfaces, including decks, patios, fences, gates, driveways, roofs, roof gutters and downspouts, curbs, sidewalks, exterior garage door surfaces, outside light fixtures, house number signs and street signs.
- b.** SRTHA is responsible for repairing, replacing and the maintenance of the landscaping; sprinkler systems; cluster-mailboxes; weed control; and snow removal from sidewalks, road ways, streets, and (optionally) driveways.
- c.** SRTHA is responsible for the construction, maintenance, repair, and replacement of all drainage, drainage material, decorative retaining walls and the concrete slabs for the air conditioner units. (SRTHA CCR, Section 5.1.b)