

## Red Rocks Subdivision Rules

1. All Exterior changes and additions must be approved by the Architectural Control Committee. This includes the placement of satellite receivers, and antennae is to be installed inside the residence.
2. Accessory buildings, such as storage sheds and the like shall be a maximum of eight (8) feet in height. All are subject to ACC approval and must match the materials and color of the residence.
3. It may take up to 30 days for the ACC to make a determination on complete requests. Do not wait for the last minute. As soon as you know you will want to make an improvement, contact Management Company for an application and to ask any questions about the process. The Application is also available on the member portal for downloading.
4. Each owner is responsible for the maintenance and repair of their lot and home. Owners are also to maintain the interior of the boundary fences abutting the common areas.
5. Household pets only. No pet or animal for commercial purpose. No poultry, livestock, reptiles, etc. The Association has determined the reasonable number of pets to be allowed shall be four (4), which is consistent with the City of Fruita's ordinance.
6. Each lot must be properly maintained. No trash, junk, implements, materials and so on, shall be visible. Such materials should be properly stored in the garage or behind the fence.
7. Refuse, cuttings, etc, shall not be allowed to accumulate on any lot and should be placed in trash containers for removal. Trash cans and the like must be screened from view as approved by the ACC. Trash cans must be returned to storage the same day as trash pickup. The Association has determined, trash cans and container may be set by the street the evening before trash day.
8. No advertising signs are allowed. For sale, for rent, political signage, and certain flags may be displayed with restrictions in size, quantity, and time. No signage of any type can be displayed on the common areas.
9. No clotheslines, dog runs, drying yards, service yards, wood piles or storage areas shall be so located on any Lot as to be visible from a street.
10. No trailers of any kind, campers, boats, etc shall be stored in front of the residence. These types of vehicles must be screened behind a 6 ft fence, or stored within the garage. The Association has made a determination regarding "temporary expedience" to mean a period no longer than seventy-two (72) hours.
11. Abandoned or inoperable vehicles are not allowed on the streets or on the property not screened from view as noted in Rule (9).
12. No maintenance, repair, or servicing of any kind shall be conducted within the HOA unless it is done within a twenty-four (24) hour period or within an enclosed structure.
13. Nothing shall be done on any lot or common areas which disturbs the peace, is an annoyance or and embarrassment. The Association requests complaints of this nature be directed to City of Fruita's code enforcement office (970)858-0763 for fair and impartial determination based on city ordinance of what constitutes nuisance and /or annoyance activities.
14. Hazardous activities are not allowed within the Red Rocks Subdivision. The Association requests complaints of this nature be directed to City of Fruita's code enforcement office (970)858-0763 for fair and impartial determination based on city ordinance of what constitutes a hazardous activity.
15. No annoying lights, sounds or odors shall be allowed. The Association asks members to exercise judgment as well as tolerance as it relates to lights, sounds, and odors. Bright spotlight type lights are prohibited from projecting into another property or road. The Association requests complaints of this sounds and odors be directed to City of Fruita's code enforcement office (970)858-0763 for fair and impartial determination based on city ordinance of what constitutes a sound or odor violation.
16. No vacation type rentals are allowed in Red Rocks Subdivision.
17. Members must adhere to the published irrigation watering schedule. Please contact the management for a copy of download from the member portal.