

Westwood Ranch Rules & Regulations

These Covenants, Conditions and Restrictions governing Westwood Ranch Homeowners Association, Inc. apply to all residents, guests, and tenants--owners and non-owners alike. They are enforceable under our Declaration and By-laws. The purpose of the rules is to ultimately provide all Westwood Ranch residents maximum public safety and enjoyment while protecting and enhancing the property values.

Basic Violations: Fines are as follows - First notice is just a verbal or written warning; second notice, \$50.00; third notice, \$100.00 and so forth. If you make no attempt to remedy the problem, action may be taken. Failure to pay the fines will result in your account being turned over for collection and the cost of collection will be added on to your original fine.

Personal Conduct: No obnoxious, offensive behavior, which would constitute a public or private nuisance or annoyance to the neighborhood, will be permitted. This includes, but is not limited to; loud music, loud parties continuing into the early morning hours, throwing trash on other's property, barking dogs.

Parking and Traffic:

- ~ Vehicles parked on the street must be licensed and in working order.
- ~ Boats, recreational vehicles, four wheelers, utility trailers, etc. must be parked behind six foot fence and hidden from front view.
- ~ No motorcycles parked on your front porch.
- ~ No heavy commercial vehicles and/or trailers parked in subdivision over night, including semi-trucks.
- ~ No parking (except for mail pickup) in front of mail boxes, including five feet on either side of the boxes.
- ~ No vehicles parked in your front yard.
- ~ You must observe all traffic laws and stop signs. Speed limit is 25 MPH. (these are City streets)
- ~ No living out of vans, recreational vehicles, campers, tents, etc.
- ~ Westwood Ranch has a traffic committee. You may contact a Board member about any traffic violations.

Yard Maintenance & Appearance:

- ~ The colors of fences should be natural earth tone stains such as light brown & tan. Fences in front yard must maintain a professional appearance. Fences must follow slope of the yard and be consistent in appearance such as split rail or picket. They must conform in height and spacing with city laws.
- ~ Front yards must be completed within two years (as of June 2002) including lawn and/or other landscaping, fences, and mandatory tree. The Grand Junction Forestry Department will donate free trees.
- ~ Garbage containers must be stored in your garage or behind the 6-foot fence, except on day of pickup.
- ~ The front yard must be maintained in good appearance; i.e., watered, lawn mowed, weeds removed, trees and shrubs trimmed.
- No offensive material is allowed in a front yard. Political signs are allowed only during the election period. Holiday decorations must be removed from the front of house and yard within one month of when the holiday occurs.
- Arbors and patio covers cannot extend more than two feet above the gutter line and be of colors or stains which complement your wood fence or house.
- ~ Outbuildings larger than 100 sq. feet require notification to the City of Grand Junction and must follow city regulations. Smaller out buildings must be of color or stain complementing your wood fence and house.

Community Parks:

~ Observe the City leash law for your pets and remove all pet waste immediately. After using the park pick up after yourself. No glass containers in the park (this is a city law). KEEP YOUR PARK CLEAN.

Miscellaneous:

~ No dangerous wild animals, livestock (including rabbits or poultry) will be allowed. A reasonable number of household pets will be permitted as long as they remain under control of the property owner.

~ Sidewalks must be kept clear of obstacles, debris, vehicles, landscape material, etc. so that everyone is able to walk on it without a hazard.

~ Voting rights will be suspended if fines or dues are unpaid or if legal action is pending against the homeowner by the Westwood Ranch Homeowners Association, Board of Directors.

~ No commercial or retail auto repair can be done in the garage.

~ All dues must be paid by January 1 of each year, or fines will be assessed by the Board of Directors.

~ If fines or dues go unpaid, the Board has the right to place a lien against the homeowner's property.

Penalties for Major Rules Violation:

The dollar amount penalties for disturbance of the peace are separate from other fines levied against the Homeowner. Because the risk of public safety is so much greater the Homeowners Association believes that the Homeowner should incur greater sanctions. Therefore the following fines will be levied:

1) The Homeowner will be warned the first time law enforcement responds to a disturbance of the peace.

2) The second time law enforcements responds, the Homeowner will be fined \$200.00.

3) The third disturbance will result in a \$400.00 fine for the Homeowner.

Failure to pay these fines will result in the account either being turned over to a collection agency or the HOA may chose to file a lien against the Homeowner's property.

Landlord and Tenant Responsibilities:

~ Homeowners must notify the Homeowners Association when their unit is being leased or rented. All lease agreements must include the HOA Rules and Regulations. Failure to comply with lease notification is subject to a fine of \$25.00 per month for each month the unit is leased without notification.

~ Leases shall be for residential purposes only, and there shall be no more people residing in the residence than are allowed by the zoning ordinances of the local governing authority.

~ Any non-owner residing in any residence shall be subject to these Rules and Regulations, as would be the Homeowner.

~ No one who is subject to these Rules shall make or permit loud noises or play musical instruments, radios, stereos, television, etc. in such a manner as to unreasonably disturb other residents of the community. Violations may be enforced pursuant to these Rules and Regulations, as well as by the appropriate governmental authorities, including law enforcement personnel.

~ Any immoral, improper, offensive or unlawful act, as defined by local, state, or federal laws, which may be reported to the appropriate governmental authorities, will be deemed an infraction of these Rules.

~ Because the Homeowners Association may only communicate with the legal property owner, the offenses of the Homeowner, guests, tenants, pets, and invitees are the responsibility of the Homeowner. Penalties, fines, and other sanctions will be charged to the Homeowner.