

Appendix A
Regulations
Woodridge Homeowners' Association, Inc.
Grand Junction, Colorado

1. Parking.
 - a) Parking on the street between the hours of 11 p.m. and 7 a.m. is prohibited. The term "street" shall include all of the public right of way, including the sidewalk. A vehicle may be parked on the owner's driveway, provided that no part of the vehicle shall extend over the sidewalk. No vehicle may be parked on that portion of the lot designated for lawn or landscaping.
 - b) Temporary guest street parking (no more than two vehicles per residence and for a maximum of three days) may be permitted if the Owner notifies the management company prior to such usage.
 - c) In no event shall any vehicle park adjacent to a fire hydrant.
2. Trash. All trash must be kept in official trash containers, and no trash, including broken lawn furniture, auto parts or cardboard, may be left outside the residence. Trash containers may be put out the day before pickup and shall be removed within 12 hours of pickup. Trash containers shall be stowed in the garage, or side yard or back yard.
3. Irrigation Systems. The owner is responsible for the maintenance of the culinary water irrigation system, including the backflow prevention device, valves, pipe, sprinkler heads, relays and switches, and the electronic timer, and shall pay the cost of the water needed to keep the landscaping in good condition. Owners should promptly notify the Association of any apparent malfunction of the system and shall not tamper with the system without the approval of the landscaping contractor. The HOA will provide irrigation system Spring start-up and blow-out in the Fall to prevent freezing, and backflow testing *only* for those owners who have elected contracted maintenance.
4. Landscape Maintenance. Maintenance of landscaping is important to preserving the desirability and livability of the subdivision. Owners who have opted-out of contracted maintenance are required to keep their properties in the same condition as the other properties in the subdivision.
5. For those owners who have elected contracted landscaping maintenance through the HOA, landscaping is a shared responsibility

Area	Owners	HOA
Front and back yard lawn	Removal of trash, including animal feces	Weekly mowing, aeration, weed control, fertilization
Front and side landscaping	Removal of trash, including animal feces. Fertilization and pest control for rose bushes.	Weed control, fertilization, shrub trimming 3x annually & removal of leaves and debris
Front yard tree	Replacement if required or desired (subject to ACC approval). Trimming.	Routine maintenance, including spraying and fertilization
Back yard bushes and ornamental features not visible from street	Maintenance or replacement and fertilization.	

6 Common Areas are as shown on the original plat, not part of each individual lot, and include the properties north of G-1/2 Road. The HOA is responsible for the maintenance, repair or replacement and fertilization of the common areas. The Assessor's copy of that plat appears below.

