



MS HOMEOWNER ASSOCIATION

Clarification Summary of the Covenant Rules and Regulations

Common Area

Due to past vandalism of the Common Area, Children under the age of 17 years old are **not** allowed in the Common Area.

Common Driveways:

Because parking within our community is so limited, there are no parking spaces available to park and/or store in-operative vehicles within our community. Use of the common driveway shall be for the sole and exclusive use for the homeowner/tenant own personal operative vehicle that is used for weekly transportation. NO double axle vehicles are allowed, unless it is an emergency personnel vehicle on a call.

Violations include but not limited to:

1. Parking and/or storage of in-operative vehicles, boats, ATVs, jet skies, snowmobiles, dirt bikes, motorcycles, hauling trailers, any vehicle on a hauling trailer, and horse trailers are **not** allowed to be parked in the street or any landscape area for more than 24 hours unless homeowner has prior approval from the MS HOA Board.
2. If a vehicle is not being driven on a weekly basis and/or is not in driving condition it must be removed from the street, regardless if it has valid license plates and/or is insured, within 24 hours.
3. Speeding by any motorized vehicle whether it be by gas or electrical.
4. Parking in front of an entrance way into a residence, in front of the fire hydrant, and in the opposite direction on the street.

The speed limit in our residential neighborhood is 20 mph, but we ask drivers to go 10 mph for the safety of our children.

Keeping of Motor Vehicles

All motorized vehicles must be parked in designated parking spaces, **not in landscape area without prior approval from the MS HOA Board.**

Violations include but not limited to:

1. Storage of a vehicle(s) belonging to someone other than the property Owner/Tenant.
2. Covering or driving on any part of a sidewalk with a vehicle.
3. Electronic amplification equipment sounds outside the vehicle within the community (loud music).
4. Vehicle repairs being performed in parking areas, lawns, rocks, or otherwise, **Except** for emergency type repairs or those with prior approval from the MS HOA Board.
5. In-operative and recreational motor vehicle not being **stored** inside a garage or behind a fence. If no garage or fence, vehicle must be stored outside of the community.

Ground Maintenance:

Each owner must keep and maintain their lot and structure owned within MS Homeowners Association, as well as all landscaping locations in good condition and neat appearance. Each owner/tenant must have weekly trash service and at times homeowners/tenants will need to water their lawns with a hose when irrigation is not available.

Trash containers can be inside or in front of a garage, next to, in front, or behind a dwelling, but not by the entrance way to a residence. Out door lawn furniture must be in good condition and in neat appearance.

Violations include but not limited to:

1. Not having weekly trash service.
2. Grounds being used as a dumping ground for trash, junk or rubbish.
3. Trash containers not removed from the street/gutter within 24 hours after trash service pick up.
4. Trash, garbage and other waste not kept in containers with lids or bags that are not tied.
5. Containers are not clean and in sanitary condition at all times.
6. Household furniture outside of residence.
7. Lawn not being mowed and trimmed on bi-weekly basis.
8. Weeds in all areas of the property are not being pulled, cut and sprayed.
9. Rocks on sidewalk and in the street gutter are not being cleaned up.
10. Trash and other debris in the street/gutter and in parking lot not being cleaned up.
11. Driveway and sidewalk not being kept free from snow.
12. No junk, rubbish, or trash of any sort is allowed on or under the balcony.

Littering

Violations include but not limited to:

1. Trash not being cleaned up in all areas of the property, including the street and gutter in front of property.

Nuisances and Annoyance

No noxious or offensive activity which may become a nuisance or annoyance to the neighborhood will be carried upon any land covered by these covenants.

Violations include but not limited to:

1. Loud music outside of the residence.
2. Loud music outside a vehicle.
3. Noxious smells include but not limited to; Trash, Methamphetamine production and Dog feces.
4. Loud and disruptive visitors, domestic arguing/fighting between family members, visitors and/or other neighborhood residents. The sheriff's office will be called.
5. Small children not being supervised by parents.
6. Children yelling and screaming between the hours of 10:00 pm to 7:00 am.

Animals

Habitually barking dogs and vicious breeds are prohibited at the sole discretion of the Association.

Violations include but not limited to:

1. Any mix of American Pit Bull dogs are banned from within the subdivision.
2. Household pet becomes a nuisance and/or annoying.
3. Harboring a vicious breed and/or habitual barking dog.

Maintenance of Site

1. The failure of any Owner or tenant of any site to maintain his site and improvements in a reasonable satisfactory manner as determined by the Association, or upon use by the Owner or tenant in a manner inconsistent with these covenants, may enter on the site and repair, maintain, rehabilitate, and restore the premises and/or improvements and any cost will be charged against the Owner or tenant of the site and collected in the manner set forth in the Declaration of the Covenants.
2. Maintenance of Site includes but not limited to: Repairing and painting of all structures, (or other external care), the seeding , watering, mowing, and edging of all lawns, and the pruning and trimming of all trees, hedges, and shrubbery as not to become a hazard to motorists or pedestrians, or become unsightly or unkempt in nature. Xeriscaping is allowed as an alternative, as long as it is also kept in good condition and is free from weeds and trash.

Violations include but not limited to:

1. Failure of owner to maintain his site and improvements done in a satisfactory manner with the Association.
2. Property being used as a vehicle repair shop,

Fine Schedule

The following fine is a guideline for violation(s) of the Declaration, Colorado State Laws, Mesa County Ordinances, and the Rules and Regulations.

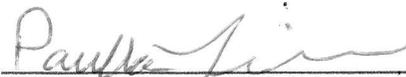
A fine of \$25.00 is the standard fine amount for all violations (unless the violation(s) is a recurring violation(s), three (3) notices concerning the same violation, standard amount will increase and will be fined on a daily basis until violation is in compliance).

The Homeowner Association reserves the right to fine for first violations of rules that involve health and safety issues and other violations where a warning may not be deemed necessary by the Association in its reasonable discretion. Additionally, on prior written notice, the Association reserves the right to levy fines in excess of the above referenced schedule, if the fines set forth in this schedule are not likely to provide effective incentives to induce compliance.

Additional Enforcement Rights:

See Covenant and Rule Enforcement Policy and Procedure.

In lieu of previous clarification of the MS Homeowners Association of the Covenants the following changes have been agreed and voted on by the Board of Directors at a regularly scheduled meeting held on January 12, 2017.



Paulla Tillman
President/Treasurer