

## Brief Overview of Covenants, Conditions and Restrictions (CC&R's), Rules, Policies, and/or Procedures for Red Rocks Valley



This document is intended to be used as a guide for commonly encountered matters and is not intended to be all-inclusive. Information in the document is subject to change and may be out-of-date. Please be sure to reference current official documents (bylaws, CC&Rs, Policies, Rules, etc.) which can be found under the document section on the website at [www.redrocksvally.org](http://www.redrocksvally.org).

Topic	Document Reference
<p><b><u>Architectural.</u></b></p> <p><b>Approval.</b> Any exterior changes and/or improvements to your property require written approval from the Architectural Review Committee (ARC).</p> <p>Exterior changes include but are not limited to—fencing, painting, staining, pergolas, decks, landscaping (including yard art), speakers/sound devices, satellite dishes, window coverings, lighting, outbuildings, changes in drainage, etc.</p> <p><b>Procedure.</b></p> <ul style="list-style-type: none"> <li>• Complete the Architectural Form available on the website, and submit by email or mail to PO BOX 2750, Grand Junction CO 81502.</li> <li>• If you have not heard from the Community Association Manager within 5 days of submitting your application please call the office (970.549.9044) to follow up on your request.</li> <li>• <u>You cannot proceed with any exterior work until you have received written approval from the ARC.</u></li> </ul> <p><b>Completion of Exterior Projects.</b></p> <ul style="list-style-type: none"> <li>• Homeowners must provide written notice of completion of work to the Community Association Manager.</li> <li>• The Association may inspect within 15 days of notice of completion.</li> </ul> <p><b>Noncompliance.</b></p> <ul style="list-style-type: none"> <li>• If you start work without approval, the Association can require you to stop work until your approval is in place.</li> <li>• If you make changes that have not been approved, the Association can require you to return the changes to their original condition at your expense.</li> </ul>	<p>CC&amp;Rs: Chapter Two, Art III Chapter Three, Chapter Four, Art I, Section 6, 9, 11, 15, 18, 19; and Art II, Sect 1. a, f, g</p> <p>Chapter 2, Art III, Sec 7</p> <p>Colorado Common Interest Ownership Act (CCIOA)</p>
<p><b><u>General Restrictions.</u></b></p> <p><b>Signs</b> – No advertising or other signs may be placed other than approved “For Sale” signs. Election-related signs may be placed by homeowners on their lot. No election-related signs may be placed on HOA common land and all election-related signs must be removed within five days of the election.</p> <p><b>Animals</b> – Homeowners may have 2 dogs (no more than 75 pounds each) OR a total of 3 bona fide household pets. Owners are responsible for their pets and may be required to pay for any damage caused by a pet. No matter the</p>	<p>CC&amp;Rs: Chapter 4, Art 1. Sec 2</p> <p>Sec 3</p>

<p>quantity, pets cannot be a nuisance for other homeowners (barking excessively, behaving in a threatening fashion, roaming off-leash, etc.). Pets cannot be kept for commercial purposes.</p>	
<p><b>Trash</b> – cans and all waste materials must be stored in an enclosed container (behind a fence or in a garage) other than the night before collection.</p>	Sec 4
<p><b>Off-Street parking</b> – No off-street parking is allowed with the exception of an owner’s guest, who will be allowed no more than 24 hours of street parking.</p>	Sec 5
<p><b>Nuisances</b>—no accumulation of stuff on property, no noxious or offensive odors, no offensive or detrimental noises, etc.</p>	Sec 6
<p><b>Lighting, Sound, Holiday Decoration</b></p> <ul style="list-style-type: none"> <li>• No exterior light which is excessively bright</li> <li>• No sound devices (other than security devices used only for security) without Architectural Committee Approval</li> <li>• Holiday Decorations must be removed within two weeks of the holiday</li> </ul>	Sec 9
<p><b>Easements</b> (not all Lots have every type of easement – refer to the full CC&amp;R’s Plat map for your lot) include: Utility, Drainage, Shared Driveway and Access to Lot. <b><i>“The easement area of each Lot and all improvements in it shall be maintained continuously by the owner of the Lot, except for those improvements for which the public authority or utility company is responsible.”</i></b></p>	Sec 10
<p><b>Recreational Vehicles</b> may not be stored on the property (other than in a garage) or parked on the street overnight. The Association allows RV’s to park on the Lot (may not block sidewalks or any portion of a street) for up to <i>72 hours to either prepare for a trip or clean after a trip.</i></p>	Sec 14 Italics- Board Rule clarification
<p><b>No Hazardous Activities-</b> No unsafe or hazardous activities on any property, including but not limited to no discharge of firearms, no open fires shall be lighted or permitted on any property except in a contained barbeque while attended and in use for cooking purposes or within an interior or exterior fireplace designed to prevent the dispersal of burning embers.</p>	Sec 16
<p><i>Refer to fire pit policy for further details.</i></p>	Fire Pit Policy
<p><b>Landscaping</b> – All landscaping changes (new or changes to design) must be approved by the ARC. All owners are required to keep their landscaping neat and attractive with regular weed removal and other care as needed. Grade and Drainage may not be changed without ARC approval in writing.</p>	Sec 18.

## **RED ROCKS VALLEY HOA RULES & THINGS TO KNOW**

- All exterior changes, additions, modification, improvement must receive written approval from the Architectural Review Committee BEFORE doing any work.
- The Association has the power to require you to stop work, and/or return any changes to original condition if those were made without written approval.
- Association reserves the right to inspect changes made to the exterior.
- NO SIGNS, other than “for sale” and political only during election season and with restrictions in size.
- Political signs must be removed within 5 days after the election.
- Only bona fide household pets are allowed with maximum of 2 dogs (no more than 75 lbs each) or a maximum of 3 household pets (i.e., 2 cats, 1 dog).
- Pick up after your dog. Dogs must be leashed when off property. When on property must be contained by fence.
- Don't leave dogs out to bark incessantly.
- Store trash and other waste in an enclosed container which must be screened from view – behind the fence, in the garage, or behind an architecturally approved screen.
- No off-street parking except for guests who may park a maximum of 24 hours.
- No nuisance activities. Let others enjoy their property in peace and quiet without obnoxious odors, sounds, lighting, displays, accumulation of stuff, etc.
- Holiday Decorations must be removed within two weeks of the holiday.
- No RV, camper, trailer, may be stored on the property other than in a garage. May only be out for expedient loading and unloading—which is no longer than 72 hours.
- No unsafe or hazardous activities may be conducted within the HOA—includes common areas and individual lots, such as not discharging of firearms, no open fires, etc.
- Firepits—keep it contained, keep it away from 15 ft away from combustible structures, burn only untreated wood and charcoal.
- Keep your yard looking neat, clean and groomed.
- Keep your house looking neat, clean and well-maintained.