

# PALMER SUBDIVISION HOA

The Architectural Control Committee (ACC), comprised of 4 members as nominated by the elected board, have decided that they would like to address the following items and create a few simple guidelines that will hopefully better this subdivision. These items are being adopted as rules and regulations under section 7.06 of the Palmer Subdivision declarations and have been reviewed by the board. Only 1919 Grace Court is not subject to these guidelines, they are not a part of our HOA. The following has been adopted:

## Propane Tanks and HVAC Components

- All propane tanks and/or HVAC equipment visible from a roadway or adjacent property must be screened with fencing, vegetation, or other ACC approved screening devices.

## Fencing

- All fencing within Palmer Subdivision must be of similar material to the HOA perimeter fence, white in color, vinyl in material.
- Privacy fencing shall not extend beyond a parallel line with the front face of the dwelling. Alternative considerations will be made for homes on corners or cul-de-sac lots.
- Only 3 or 4 rail ranch rail or picket style fencing will be allowed forward of the home's front elevation

## Landscape

- All properties must be kept in a manicured state. All weeds or brush visible from the street or other lots and 20 inches in height or greater must be cut and cuttings removed.
- Tree and shrub plantings must not encumber vehicle line-of-sight at intersections or driveway entrances.
- Trees and shrubs must be planted so as not to encroach on neighboring properties, fences, or HOA common areas. The minimum required distance will be 5 feet more than the maximum canopy radius at plant maturity.
- Plants and Trees Not Allowed for planting
  - Noxious Vegetation as identified by Mesa County
  - Salt Cedar or Tamarisk
  - Black Walnut
  - Cottonwood
  - Peach Leaf Willows
  - Russian Olive
  - Siberian Elm
  - Tree of Heaven
  - Ash Tree
  - Austrees
  - Silver Maple

  
Jeremiah McGuire, President

8/7/24  
Date

**1921 Grace Court Fruita, Colorado 81521**  
**PalmerSubdivisionPresident@outlook.com**

