

Briargate

Home Owners Association
c/o Coldwell Banker
Commercial Prime Properties
131 N 6th Street, Suite 300
Grand Junction, CO 81501
(970) 243-7375

Rules and Regulations

The Briargate Home Owners Association By-Laws authorizes the Board of Directors to prepare and amend as necessary rules and regulations that apply to all homeowners, residents, tenants, and their family and guests. The purpose of these rules and regulations is to enhance the quality of life, to preserve and improve personal and common property values, and provide a way for neighbors to resolve their differences.

All owners, residents, and managerial agencies have the responsibility to enforce the following rules and regulations and report any infraction of them. Failure to comply with these rules and regulations will result in remedial action by the Board of Directors in accordance with the By-Laws.

1. Vehicles

a. No vehicle shall be parked in such a manner as to impede or prevent ready access to any entrance to or from a building. Each unit shall have two (2) designated parking spaces for resident's or their guests use. Tenants shall not use visitors spaces for parking their vehicles. Any additional vehicles shall be parked off the premises. Improperly parked vehicles may be towed at the vehicle owner's expense. In the event that a vehicle is improperly parked in a resident's parking space, the resident may:

1. Call a towing company directly
2. Call the tenant's landlord (where applicable)
3. Call the Home Owners Association President

b. All vehicles shall be currently licensed. Maintaining one's vehicles within the common area shall be limited to minor work that does not disable the vehicle for more than twenty four (24) hours. Care must be taken to assure that no residue is left on the parking space from any maintenance work. Any damage caused to any commons area by oil, fuel, antifreeze, or solvents, that are spilled or are allowed to leak from a vehicle shall be cleaned and repaired at the expense of the owner of the unit.

c. No area of the parking lot shall be used for parking anything other than currently registered and operative automobiles, motorcycles and scooters. No house trailer, camping trailer, hauling trailer, running gear or boat or accessories thereto, truck or pickup or van or camper in excess of three-fourth (3/4) ton size, shall be parked, stored, repaired, or maintained on any Lot or in the parking area for a period in excess of seventy-two (72) hours. No commercial vehicle, mobile home, trailer or recreational vehicle, including, but not limited to boats, snowmobiles, all-terrain vehicles, trail bikes or minibikes shall be parked habitually on or adjacent to any Lot or in the parking area. Use and operation of such recreational vehicles within the properties shall be subject to regulation by the Board of Directors. This restriction shall not apply to commercial or other vehicles making business or service calls or deliveries to the residents or owners of Lots, or to the Association.

d. Unlawfully parked vehicles, whether belonging to a resident or a resident's guest will be towed away at the vehicle owner's expense. Signs to that effect shall be conspicuously posted.

2. Pets

These rules are not intended to replace any laws or regulations governing pets as published by the City of Grand Junction and/or the State of Colorado and such laws and regulations shall be observed and adhered to by this Association, the owners and the residents.

a. A reasonable number of dogs, cats, or other household pets may be kept on a Lot, provided that they are not kept, bred or maintained for any commercial purpose. A "Reasonable Number" shall ordinarily mean no more than two (2) pets per household; provided, however, that the Board of Directors may determine that a reasonable number in any instance may be more or less depending on the type of pet and its size.

b. Pets shall be kept away from all shrubs and trees and any solid waste deposited by the pet on the common areas shall be cleaned up by the resident immediately. No pet shall be tied or otherwise attached outside of a unit unattended.

c. All dogs must be kept on a leash and under the owner's supervision when outside of the unit. No owner of a dog shall fail to prevent it from disturbing the peace and quiet of any other person by loud and persistent barking or other disturbances at any time or place.

3. Nuisances

a. No junk, rubbish or debris of any kind shall be placed or permitted to accumulate upon any Lot or common areas and no odors shall be permitted to arise therefrom so as to render any such property or any portion thereof, in the opinion of the Board of Directors, unsanitary, unsightly, offensive or detrimental to any other Lot or to its occupants.

b. Owners and/or residents must not allow loud, disturbing noises from the playing of radios, stereos, televisions, amplifiers or any other instrument or device. Music, etc., must not be able to be heard in any adjoining unit or on the outside.

4. Trash

a. No electronic waste such as televisions, computers, printers or game consoles shall be disposed of in the dumpster and no furniture, appliances or other large items shall be left in the vicinity of the dumpster. The lids on the dumpster are to be kept closed at all times when not in use.

5. Safety

a. No activities shall be conducted and no improvements constructed to any property which are or might be unsafe or hazardous to any person or property. No flammable, combustible or explosive fluids, chemicals or substances shall be kept within the properties except those required for normal household use.

b. No toys, bicycles, tools, furniture, boxes, hoses or other personal property shall be left unattended on the common areas by any resident or guest. The Association may take such measures as it may deem necessary to remedy any unsafe condition in the common areas.

6. Rental of Residences

a. Any Owner who leases his Lot or the improvements constructed thereon shall be required to provide in his lease that the terms of the lease shall be subject in all respects to the provisions of Briargate Home Owners Association Declarations, and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease.

7. Exterior Alterations

a. No exterior alteration, modification or addition shall be commenced, altered, moved, removed, installed or maintained without the prior approval of the Board of Directors. Additions include, but are not limited to fences, enclosures, canopies, awnings, clotheslines and receiver devices. No window or wall mounted or other sleeve type air conditioners shall be installed on any Lot. Year-end holiday decorations are permitted from November 15th until January 31st.

8. Rear Patios

a. The rear patios shall be used as a lounging type area only. No storage of tools, motorized vehicles, boxes, automotive parts, etc., will be allowed. The primary use of the rear patio shall be limited to outdoor furniture, propane gas grills, bicycles, etc.

9. Promulgation of Rules and Regulations

a. Any owner selling or leasing a unit shall provide the new owner, or resident, with a copy of these rules and regulations.

Complaints

Residents who are offended by the misbehavior of their neighbors, including violation of these rules, are responsible for taking the necessary action to resolve the problem with their neighbor. Several steps are to be followed:

- a. Talk to the offending neighbor about the problem and make a record of that date.
- b. Notify the Association President of the problem. All valid complaints will result in a copy of these Rules and Regulations being presented to the offending occupant by the President, with the nature of the complaint indicated therein.
- c. Call the police and report the problem to them, and ask for their support. Keep a careful record of the officer's name and report number.
- d. Pursue legal procedures to resolve the problem.

Owners and Tenants must sign and date this page and return it to the Association.
This signature page may be mailed or faxed to:

Briargate Home Owners Association
c/o Coldwell Banker
Commercial Prime Properties
131 N 6th Street, Suite 300
Grand Junction, CO 81501

Fax: (970) 243-7375

These Rules and Regulations were amended by the Board of Directors of the Briargate Home Owners Association, Inc., a Colorado non-profit corporation, on March __, 2012.

President

Owners and tenants hereby agree to abide by these Rules and Regulations. These Rules and Regulations are a part of any lease agreed to by any tenant, and said lease may be terminated if these Rules and Regulations are violated.

Unit Number

Tenant **Date**

Tenant **Date**

Owner or Owner's Property Manger **Date**