

Parkwood Estates Homeowners Association

THE SHORT LIST OF RULES AND REGULATIONS

(The complete list is found in the Covenants of Parkwood Estates)

1. **PETS:** Pets are allowed "within reason." Animals MUST have a secure fence! **No** animals that threaten neighbors or run loose...EVER! Dropping must be picked up daily. Dogs out of yards MUST be on a leash! **NO GUARD DOGS.** Meter readers must be allowed to enter your yard. If they are threatened, animal control will be called. **A LIMIT OF 2 DOGS!** All pets must have current vaccinations and current license with Mesa County. **No** farm animals. **Barking has created a problem for neighbors.**
2. **TRASH:** Trash must be removed from residence weekly. Trash cans should be removed from the street shortly after collection. **NO** storage of trash trailers.
3. **PARKING:** Is restricted to owners and their guests and is limited to operating and properly licensed vehicles. No commercial type vehicles. All recreational vehicles including but not limited to boats, campers, snowmobiles and motor homes shall NOT be parked, except while engaged in transport.
4. **LANDSCAPING:** **No** weeds, trash or clutter visible from the street. Take pride in your yard and home. Dirt is not landscaping. All shrubs, plants, fences, or walls constructed or plants planted by owner shall be maintained by owner. Irrigation water is provided to you via special riser/faucet in your yard. **Do not** let children or pets drink or play in irrigation water for safety reasons. Clean and remove debris regularly from property. **These steps alone will make our property values go up.**
5. **NUISANCE:** Common courtesy is all that is needed. **No** loud music, barking dogs, smelly dog or cat waste, rude children and or adults who endanger others are all easily detected. Speeding through the subdivision or loud pipes is not welcome.
6. **NO FIRE WORKS:** **Not even on holidays.** **NO** burning trash, **NO** bonfires. BAR-B-CUE's ok, unless restricted by county during high fire danger. Our neighborhood is in a windy, grassy area and surrounded by wood fences. We take extreme caution for the sake of lives and property.
7. **PARK RULES:** Children under 14 yrs must have adult supervision (18yrs or older,) due to the need for protection from bullies. **Bullies and Vandals will not be tolerated!**
8. **NO OPERATING A BUSINESS ON YOUR LOT.** Our Lots are designed for single-family residences only. No store, office or other place/type of business is allowed.
9. **Owners Responsibility:** Owners it is your responsibility to the neighborhood to make sure your tenants receive and understand the CC&R'S of the Parkwood Estates HOA! It is also your responsibility to do regular checks of your property.

You have just received a set of the basic HOA rules. These are passed out to every Homeowner, Landlord and Renter in Parkwood Estates. We hope they will help all of you to become comfortable in our community. No one can follow rules they don't even know exist, so we trust this list will be put to good use for everyone's benefit. We are also including and an assortment of other phone numbers residents have found helpful.

PARKWOOD ESTATES HOMEOWNERS ASSOCIATION

VIOLATION FINE SCHEDULE

A reminder of the scheduled fines for Parkwood violations.

1. **Garbage cans left outside of garage or fenced area, unsightly objects:**
Notice sent.
After 72 hours – fined \$10.00 per day for 7 days
After 7 days - fined \$100.00
2. **Unlicensed or abandoned vehicles on street:**
Notice posted on vehicle.
After 72 hours - vehicle will be towed at owner's expense
3. **Unlicensed or abandoned vehicles in driveway or on property:**
Notice sent to remove or cover vehicle.
After 72 hours - fined \$10.00 per day for 7 days
After 7 days - fined \$100.00
3. **Recreational vehicles parked on street:**
Notice posted on vehicle.
After 72 hours - fined \$10.00 per day for 7 days
After 7 days - fined \$100.00
4. **Yard not maintained (pet waste, trash, weeds):**
Notice sent
After 72 hours – fined \$10.00 per day for 7 days
After 7 days - Association will hire necessary maintenance done at owner's expense.

Fines and costs will be assessed to the *Owner's* account. If assessment is unpaid after 30 days, a lien will be recorded against the property on behalf of the Association.

To report a violation, please call Total Property Management at (970) 270-1961.

We will need very specific information, including addresses, description of cars, license plate numbers, and date of violations. You will also need to take the responsibility to notify us when the violation is corrected. We will be unable to enforce the Rules and Regulations of the Association without assistance from residents.

Complaints regarding noise, disturbing the peace, speeding, reckless driving, domestic violence and criminal activity MUST be reported to the Mesa County Sheriff at 244-3500.

Animal concerns and complaints must be reported to Animal Control at 242-4646.

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To report a violation, please call Heritage Property Management at (970) 243-3186 or e-mail to linda@traceyheritage.com. We will need very specific information, including addresses, description of cars, license plate numbers, and date of violations. You will also need to take the responsibility to notify us when the violation is corrected. We will be unable to enforce the Rules and Regulations of the Association without assistance from residents.

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