

STONE MOUNTAIN HOA

Covenant Reminders

TO ALL HOMEOWNERS (AS WELL AS RENTERS)

It is becoming more and more prevalent for property owners/tenants to ignore HOA covenants.

Everyone should have a copy of the long standing covenants of this HOA.
For those who need to be reminded:

All properties are to be kept in acceptable condition in regards to fences, weeds, lawns, etc.

NO RV'S, CAMPERS, WORK TRAILERS, MOTORHOMES or the like are allowed to be parked long term or short term on the street or in the driveway. We understand an overnight park to allow for loading/unloading of items however plugging in for more than that is not allowed (FYI, City of Fruita does not allow this either). All such conveyances must be parked in a spot behind the fence and shielded from the street.

NO livestock, poultry, or anything deemed agriculture in nature is allowed on the property. **NO** dog runs are allowed that can be seen from any street. Only a reasonable number of dogs, cats are allowed (and never allowed off the property without a leash) and they are also subject to nuisance complaints, (for instance if the dogs bark too much or at inconsiderate hours of the day/night).

NO automobiles or other self powered conveyances (including those listed above) shall be allowed to be kept on the property in an inoperable condition (ie: flat tires, non running, unregistered or out of registration, etc) either in the driveway or behind the fence. If they are on the street, they will be reported to City of Fruita. If on the property, they can and will be fined, tagged and towed away after notification and requisite time allowed for compliance.

NO automobile repairs, etc, allowed on the property unless behind the property fence and then only for a 24 hour period.

NO trash or trash containers shall be left on the street or outside of the property fence except for scheduled town trash pickup. All containers must be returned to housed location on the same day as the pickup.

NO sheds over 8 feet shall be allowed without obtaining permission from HOA Architectural Committee. If your neighbor has one do not assume it will automatically be allowed.

NO building on the property without proper permission from HOA Architectural Committee and appropriate city/county permits. Please make sure you obtain **BOTH** before beginning to build. Please see Article V Section 2 for more detailed information.

The HOA board appreciates those who continue to be in compliance and do not take these rules for granted.

THESE ARE NOT THE ONLY RULES, nor are these written to supplant the wording within the covenants. It is highly recommended that you take the time to read the HOA covenants. **OWNERS ARE RESPONSIBLE FOR TENANT INFRACTIONS**. It behooves us all to keep in compliance with these covenants in order to keep the property values high and create an environment which is attractive to those who would like to make this place their home.

Article X1 Section 1: Failure by the association or any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.