

March 7, 2014 Homestead HOA Home Owners

Re: Lot housekeeping and landscape maintenance

The Homestead at Rifle PUD Declaration provides for the following:

*LOT MAINTENANCE: If any lot owner fails to maintain the lot and the improvements in a manner consistent with the requirements of this Declaration and the rules and regulations of the Association, the Association, upon a vote of a 2/3rds majority of the directors, may enter upon said lot and repair and maintain the surface and exterior of any improvements in conformance with this Declaration. All costs of such repair or maintenance shall be assessed against said lot*

*IRRIGATION SYSTEMS: All landscaped areas requiring regular irrigation must be serviced by a functional underground irrigation system that is approved by the ACC. The system must be designed by an approved residential irrigation system designer, a list of which will be provided by the ACC upon request. All such systems shall provide for adequately sized zones for the water volumes and pressures available and shall include an automatic irrigation controller. The Association may impose water use restrictions for the purposes of equalizing water usage in the community.*

*NUISANCES: No nuisance or unsightly object, in the sole determination of the Association, using an objective reasonable person standard, shall be allowed within the PUD nor shall any use or practice be allowed which is a source of unreasonable annoyance to residents or which unreasonably interferes with the peaceful possession and proper use of any lot. In accordance with the provision regarding pets, it shall be a nuisance for anyone to keep a dog or other animal that barks, howls or makes other unreasonable noises that interferes with the peace of neighboring lots. No immoral, improper, offensive, or unlawful use shall be made of the property nor any part thereof. Nothing in this provision shall be interpreted to unreasonably limit the use of the Agricultural Open Space or EZ zone lots*

*TRASH: All trash, garbage, refuse, rubbish and vegetation cuttings shall be kept in suitable containers and disposed of in a regular manner. Nothing herein shall be construed to prohibit composting if done in a reasonable manner so as not to foster or create an unsightly condition, vermin or odors. In no case shall any trash or vegetation be disposed of in the open spaces, unless specifically authorized by the Association.*

*VEHICLES: 1. The minimum number of off-street parking spaces as required by the RMC shall be maintained on each lot. 2. Only operable and currently licensable vehicles shall be kept or maintained on any lot unless enclosed in a garage or other screened area. 3. Recreational vehicles, trailers of any type, and commercial vehicles shall not be parked on the public streets of the community for more than 96 hours at one time, or as otherwise required by RMC. 4. Recreational vehicles, trailers, campers, snowmobiles, other sports utility machinery or other moderately sized equipment or machinery may be stored on a lot, if done so in a neat, orderly and well maintained manner. Covered and/or screened storage areas or landscape screening are encouraged, but not mandatory. 5. Provision may be made for shared access easements between lots to allow for occasional vehicle access to the rear of lots.*

*WEED CONTROL: It shall be each lot owners responsibility to control all noxious weeds on the entire lot. If any lot owner fails to control weeds in a reasonable manner, the Association, after 15 days notice, may enter the lot and perform such actions as it deems appropriate for weed control and assess the lot owner for all expenses of such weed control.*

Be advised that the Board of Directors are contemplating a more vigorous enforcement of these requirements. You are invited to attend the annual meeting to further discuss and provide direction to the Board on this matter.