

Comstock West HOA

P.O. Box 392 • Fruita, CO 81521

COVENANTS SUMMARY SHEET

Comstock West HOA rules are contained in the Covenants (aka the Declaration or the CC&Rs), a 27-page document which all home buyers should receive from their realtors. The rules are needed to help protect the value of individual units and the subdivision as a whole. The rules apply to all residents --- owners and tenants alike. The most important Covenant rules are listed below.

1. Owners who plan to erect a fence, storage shed (if over 36 sq ft), canopy (if attached to the roof) or a yard pool, must obtain a Permit from the City of Fruita. Property Line setbacks are enforced by the City. Questions on permits should be directed to the Fruita Code Enforcement officer at 858-0763.
2. No fence, storage shed (max. height is 8-ft), change in landscaping, or other structure, may be commenced without written approval of the Architectural Control Committee (the ACC). Submit written plans to the above address. See Sec. 7.02 of the Covenants.
3. Residents are responsible for keeping their lots in a neat, clean and well maintained condition (Sec 10.05). All garbage and trash cans shall be out of sight by Wednesday evening (Sec 10.16). Snow must be shoveled from sidewalks within 24-hours.
4. Recreational vehicles, boats, trailers and commercial vehicles must be stored either in the garage or behind a solid 6-ft fence on the side of the house (Sec 10.10).
5. All storage and play structures and yard ornamentation (Sec 10.09) in public view, whether or not behind a 6-ft fence, are subject to the review and approval of the ACC.
6. Except for House for Sale, House for Rent, or political signs, any other Signs must be requested in writing to the ACC at the above address (Sec 10.07).
7. Colorado Law (CRSA 30-15-101) requires that dogs and all other pet animals (including cats) must be under the control of their owners at all times. Pets that are allowed to wander from their owner's property are subject to containment and fines.
8. Owners must promptly **clean up after their pets**. Waste bags are available at both ends of the pedestrian path and in Prospector Park. Please do not allow your pets to roam free. Barking dog and destructive cat complaints should be phoned to the Animal Control Officer at 858-3008.
9. Sec 8.05 (Variances) gives the ACC the authority to allow exceptions to Covenant rules. Owner variance requests must be in writing and must state the reason for the request.
10. No nuisance shall be permitted within the Property. A nuisance is whatever the Board defines as being excessively disturbing or annoying (see Sec. 10.11).

In addition to the above Covenant rules, please be advised that a Comstock West HOA Bylaw Amendment effective May 17, 2007 specifically prohibits Trampolines.

01-25-07 / Revised 03-01-08, 05-29-08, 07-23-15, 03-01-17