Rules and Regulations for Northridge Estates Homeowners Association
(In accordance with Article VI, Section 1(b) of The Bylaws of Northridge Estates)

The main purpose and goal of Northridge Estates Homeowners Association is to protect home values and promote a fair and friendly community. These Rules and Regulations are intended to support our purpose and goal, as well as simplify and clarify the rules established in our other governing documents. These Rules and Regulations do not supersede the other governing documents, and do not encompass all rules and regulations contained in our governing documents. For additional clarification, please refer to the Covenants, Bylaws, and Policies, which can be found on our website at https://www.northridgehoa.org/governingdocs.

1. Exterior Changes and Maintenance of Property *(In accordance with the Covenants – Article VI: Architectural Control Committee)*

A.) No exterior changes will be allowed to any part of the exterior of any unit or Lot without the expressed permission of the Architectural Control Committee prior to the start of work.
B.) The paint and finishes of all buildings and structures on each Lot shall be maintained. This includes, but is not limited to, the maintenance of fences, sheds, and homes.
C.) All violations will be treated separately by the Architectural Control Committee and Board of Directors.
D.) The HOA has the right (but is not required) to conduct any needed maintenance, repairs or restoration and assess the cost thereof to the Lot Owner.

2. Use of Property *(In accordance with the Covenants – Article V: Restrictions on Use)*

A.) Property shall be used for residential use only, except for home occupations.
B.) Property shall not be used for hazardous activities.
C.) No annoying light, sounds, or odors shall be allowed.
D.) The HOA shall have the authority to determine whether the Property is not being used appropriately.

3. Pets *(In accordance with the Covenants – Article V: Restrictions on Use)*

A.) A reasonable number of dogs, cats, fish, chickens (hens only), bees, or other domestic animals are allowed within each Property.
B.) No pet shall be allowed to run at large, endanger or harass persons, property or other animals or constitute a nuisance or an annoyance to other Lot Owners or occupants.
C.) The owner of any animal shall prevent it from disturbing the peace and quiet enjoyment of other Lot Owners by persistent barking, howling or other loud noise.
D.) All pet owners shall clean up any excrement by their pets.
E.) The HOA shall have the authority to determine whether any animal is a nuisance to any other Lot Owner, and whether the number of pets kept by any Lot Owner is reasonable.
F.) The owner of any chickens must comply with ordinances, rules, and regulations of the City of Grand Junction, and the Mesa County Development Code.
G.) The owner of any bees must comply with the Colorado Bee Act, C.R.S. § 35-25-101 *et. seq*

4. Lots to be Maintained *(In accordance with the Covenants – Article V: Restrictions on Use)*

A.) Each Lot at all times shall be kept in a clean, sightly, and wholesome condition. No trash, litter, junk, boxes, containers, bottles, cans, implements, machinery, lumber, or other building materials shall be permitted to remain exposed upon any Lot so that the same are visible from any neighboring Lot, the Common Area(s), or any street. A tree-swing and one basketball hoop is permitted on each Lot, as long as they are in good condition. Any other sporting or exercise equipment may be allowed on a case- by-case basis, as determined by the Board.
B.) The exterior landscaping of each unit must be maintained as to not allow the grass and vegetation to die due to

neglect, or to become overgrown. In accordance with city ordinance, weeds and brush cannot exceed six inches in height and must be cut to within three inches of the ground.

C.) Trees and bushes must be trimmed as to not impede sidewalks, street signs, lights, and other public, common or neighboring element and property.

D.) No exterior changes will be allowed to any part of the exterior of any unit or Lot without the expressed permission of the Architectural Control Committee prior to the start of work.

E.) The HOA has the right (but is not required) to conduct any needed maintenance, repairs or restoration and assess the cost thereof to the Lot Owner.

5. Annual Assessment *(In accordance with the Covenants – Article IV: Funds and Assessments, and the Collection Policy)*

A.) The Annual Assessments are due on or before July 1st.

B.) A late fee of $50 will be charged once any assessment is more than 30 days past due, unless an 18-month payment plan has been established.

C.) The past due assessment will also bear interest at the rate of eight percent (8%) per annum until paid, unless an 18-month payment plan has been established.

D.) An owner may enter an 18-month payment plan, with equal payments due each month. If any payment is missed, the late fee and interest rate will be assessed.

E.) A lien may be placed for non-payment. Please refer to Northridge Estates Homeowners Collection Policy for more information.

6. Fencing *(In accordance with the Covenants - Article V: Restrictions on Use)*

A.) Fencing shall be a maximum height of six (6) feet and shall be approved by the Architectural Control Committee prior to construction.

B.) Chain link fencing is not allowed, unless completely screened from public or neighbor view by wood, vinyl, brick, or stone fencing.

C.) No fencing changes will be allowed without the expressed permission of the Architectural Control Committee prior to the start of work.

D.) The HOA has the right (but is not required) to conduct any needed maintenance, repairs or restoration and assess the cost thereof to the Lot Owner.

7. Signs, Flags and Other Structures *(In accordance with the Covenants - Article V: Restrictions on Use)*

A.) Commercial signs are prohibited. Political and other non-commercial signs are allowed but may not exceed six square feet or four feet in height. Signs must be placed on the owner's property and may not block sidewalks, streets, or visibility. Reasonable holiday and seasonal decorations are permitted and are not subject to these sign-size limits.

B.) An Owner may display flags in accordance with the Colorado Common Interest Ownership Act (CCIOA).

C.) No clotheslines, dog runs, drying yard, service yards, wood piles or storage areas are allowed to be visible from the street.

D.) Any new structure or addition that is visible from the street, including sheds, must be approved by the ACC (See Rules 1).

8. Vehicle Parking, Storage and Repairs *(In accordance with the Covenants Article V: Restrictions on Use)*

A.) All recreational and commercial vehicles (including trailers, campers, boats and motorcycles) must be stored behind a fence or in the garage.

B.) Parking is only allowed on designated parking areas, such as driveways and graveled parking areas. No vehicles shall be allowed to be parked in the grass or front yard areas.

C.) No inoperable automobile or vehicle shall be stored or parked on the Property unless owned by property owner or occupant and stored behind a fence or in the garage.

D.) Minor vehicle maintenance and repair, or related activities are allowed in the driveway for no more than twenty-

four (24) hours. All other maintenance must be conducted in the garage or enclosed backyard area. Vehicles may not be left unattended on jacks or jack stands and may not cause damage to paved areas.

9. Trash *(In accordance with the Covenants - Article V: Restrictions on Use)*

A.) No garbage, refuse, rubbish or cutting shall be deposited in the front area of the property, the Common Area, or any Lot unless placed in a suitable container, suitably located, and solely for the purpose of garbage pickup.

B.) All containers shall be removed from the street within twenty-four hours of trash pick-up and stored so as not be visible from neighboring Lots. The annual spring clean-up and fall leaf clean-up are excluded from this rule.

Non-Compliance: Unless otherwise specified or for violation of public safety or health, the following enforcement actions and fines apply to violations of these Rules and Regulations or other Northridge Estates governing documents. Instances of non-compliance are tracked on a per calendar year basis. For detailed procedures, timelines, and appeal rights, please refer to the Covenant and Rule Enforcement Policy.

Notice:	Delivery of Notice:	Fine:	Possible Actions:
Friendly Reminder	An email and/or letter reminder of Rules & Regulations	$0	Hopefully owner/tenant addresses the concern.
Notice of Alleged Violation	Certified mail and two of the following if possible: Telephone call, Text Message, Email	$0	30 days to cure violation or request hearing via website or written response.
Second Notice of Violation	Certified mail and two of the following if possible: Telephone call, Text Message, Email	$50/week starts	Hearing deadline passed and/or board determines a violation has occurred. 30 additional days to cure before next level of enforcement commences.
Continued Notice of Violation	Monthly statements of violation and amount owed via regular mail and two of the following if possible: Telephone call, Text Message, Email	$50/week continues	Association may begin additional legal actions.

Reviewed and approved by majority vote at Northridge Estates Homeowners Association Board of Directors Meeting, on October 29, 2026:

Jonathan Phelps (Oct 30, 2026 09:58:53 MDT)

President – Jonathan Phelps

30/10/2026

Dated

Jitka Nelb Sinecka (Oct 30, 2026 07:54:00 MDT)

Secretary - Jitka Nelb Sinecka

30/10/2026

Dated

Rules and Regulations - 2026.10

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