

NEW PROPERTY MANAGER

Hello Everyone,

My name is Joy, with Divergent Properties, LLC, and your board just hired me to be your HOA property manager. I was able to meet some of you at the annual membership meeting/picnic. I have always liked Northridge, and actually almost bought a home here at one point. It is a privilege for me to be a part of your community and I feel strongly about helping you protect what is likely your biggest investment - your home. Thank you for trusting me with your community.

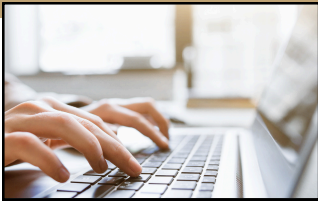
ANNUAL ASSESSMENTS

If you haven't already, please mail in your 2024 annual assessment of \$150. Checks should be written out to "Northridge Estates HOA". You can mail this to the PO Box shown below. If you have any questions, please contact Joy.



WEBSITE REVAMP

We have updating and revamping our HOA website. If you haven't yet, check it out at <https://northridgehoa.org>. You will be able to find our meeting minutes, governing documents, financial information, forms and more.




COMMUNICATION

I think communication is key to a great HOA, so I hope to collect owner emails and phone numbers, so I can let you know about upcoming events and send periodic newsletters like this, without spending too much on print and postage. Please complete the online owner information form on our website at <https://northridgehoa.org/forms>, or email/text/call me with your contact information.



RULES AND REGULATIONS

Nobody really enjoys combing through HOA covenants, policies, and bylaws (except me 😬), so in an effort to simplify what homeowners really need to know on a day-to-day basis, the board approved a new document "Rules and Regulations" at their last meeting. Although this is a new document, the topics are not. I have included the R&Rs with this correspondence. Please take a moment to read through them as a refresher, and let me know if you have any questions.



RULES

REMINDERS

TRASH CANS & VEHICLES

Just a reminder to pull your trash cans in each week after pickup. This helps keep our neighborhood looking nice. Also, no automobiles, recreational vehicles, or trailers are allowed to be stored in the front areas. Storage must be behind a fence or in the garage.



CHANGES TO EXTERIOR

If you have plans to make any changes to the exterior of your property (landscaping, painting, addition, etc), please complete the ACC (Architectural Control Committee) Form before beginning your project. You can find this form here: <https://northridgehoa.org/forms>

STAY CONNECTED



Northridge Estates HOA
PO BOX 1657
Grand Junction, CO 81502



<https://northridgehoa.org>
(970) 200-6020
Info@NorthridgeHOA.org



Rules and Regulations for Northridge Estates Homeowners Association
(In accordance with Article V, Section 9 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 of Property** (*In accordance with the Covenants - Page 3: Architectural Control Committee and Bylaws – Article VII: 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.
 - B.) The exterior landscaping of each unit must be maintained as to not allow the grass and vegetation to die due to neglect.
 - C.) All violations will be treated separately by the Architectural Control Committee and Board of Directors.

- 2. Use of Property** (*In accordance with the Covenants - Page 2: Restrictions on Uses*)
 - 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 - Page 2: Restrictions on Uses*)
 - 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 - Page 2: Restrictions on Uses*)
 - 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 paint and finishes of all buildings and structures on each Lot shall be maintained. This includes the maintenance of fences, sheds, and homes.
 - C. 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 – Page 3: Property Owners Association and Assessments, Bylaws - Article VI: Funds and Assessments, and Policy: Collection*)
- 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 Association Policy Regarding Collection of Unpaid Assessments for more information.
- 6. Fencing** (*In accordance with the Covenants - Page 3: Architectural Control Committee*)
- 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.
- 7. Signs, Flags and Other Structures** (*In accordance with the Covenants - Page 3: Restrictions on Uses*)
- A.) Signs shall not exceed 6 square feet.
 - 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 - Page 1: Restrictions on Uses*)
- A.) All recreational vehicles (including trailers, campers, boats and motorcycles) must be stored behind a fence or in the garage.
 - B.) No abandoned or inoperable automobile or vehicle shall be stored or parked on the Property.
 - C.) Vehicle maintenance, repair, rebuilding, dismantling, repainting, or servicing of any kind may not be performed on the Property, unless done within a seven (7) day period or within completely enclosed structure(s).
- 9. Trash** (*In accordance with the Covenants - Page 2: Restrictions on Uses*)
- A.) No garbage, refuse, rubbish or cutting shall be deposited on any street, 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 (*In accordance with the Covenants: Page 3: Duration, Enforcement, and Effect, the Bylaws – Article V, Section 5: Covenant Enforcement, and Policy: Enforcement of Association Documents and Imposition of Fines*)

Unless otherwise noted, the prescribed actions and fines for non-compliance with the Rules and Regulations are as follows. Non-compliance will be calculated per calendar year.

1st Violation: Friendly reminder about HOA rules and governing documents.

Continued Violation: Written warning with 30 days to correct non-compliance, as well as 15 days to contest perceived violation to the board. See Form at: <https://www.northridgehoa.org/forms> to request hearing or to submit a written response.

Another 30-day notice will be sent if the violation is not addressed, after which a \$10/day fine will be imposed until compliant. The HOA may also place a lien on a property, in accordance with the Covenants, as well as the Collections Policy and Covenant and Rule Enforcement Policy.