

SJRR Rules and Regulations

San Juan River Resort POA has COVENANTS, BYLAWS, & RULES AND REGULATIONS.

1) The COVENANTS are like the US Constitution and are set in concrete. They can only be changed by a majority vote of the majority of the Property owners. But, by and large they are fairly general in structure.

2) The BYLAWS are usually written to set up the structure and functioning of the governing authority. In our case this is the POA Board.

3) The RULES & REGULATIONS are laws that the governing body imposes to help keep the COVENANTS up to date with new issues and to help close the gaps and define the generalities and vagaries in the COVENANTS. They can not negate or change the COVENANTS; but they can add to the COVENANTS.

RULES & REGULATIONS

(Distilled from multiple POA Board Minutes)

8/1/94

ARCHITECTURAL PLANS:

All plans must be submitted directly to the POA Board and will be approved or not approved at a regular meeting. Please click here to link to the building guidelines.

9/9/97 MEETING ATTENDANCE: Missing 3 meetings without excuse is cause for dismissal from the POA Board.

10/3/98

PAVILION SCHEDULING:

A) Only property owners can schedule the Pavilion.

B) Hours are from 9:00 am to 9:00pm.

C) Trash must be picked up, tables cleaned, & grills cleaned

D) No excessive drinking, loud noise or rowdy behavior is allowed.

E) Obtain key to turn on water & electricity from Pam Schoemig.

F) There is a \$25 refundable (if rules followed) deposit required.

G) Breaking these rules could bar the property owner from use of the Pavilion in the future.

January 10, 2006

Fireworks: Fireworks of any kind are prohibited within the subdivision.

August 9, 2009

San Juan River Village Rules and Regulations – **Conflict Resolution Format**

This is the format for taking action concerning any complaint within San Juan River Village. It is the complainant's responsibility to complete the following and present it to the POA Board of Directors for action. The description under each heading in italics explains what is required:

TITLE:

This is the name of the concern or offense

PURPOSE:

Explain the negative impact on the community

DESCRIPTION OF RULES AND REGULATION:

Quote the covenant or county law or rule that applies

AUTHORITY:

State the source of authority, usually the covenants

ENFORCEMENT RESPONSIBILITY:

Name the entity with authorization to enforce, if you have that information

PROCESS:

State what immediate response was made, and enclose a complaint letter describing the incident for presentation to the Board of Directors

COVENANT NUMBER:

The covenant number or paragraph goes here

FINE APPLICABLE:

This is left blank. The board will assess a fine if applicable.

IMPLEMENTED:

This is left blank at the time of the complaint, but the complainant will be notified of any action taken.

The most typical issues are listed below. Following this list are three examples of how the above format is used to process a complaint.

Some typical issues are:

Lot maintenance -Abuse of pavilion

Excessive noise – Speeding

Loose pets – ATV's ridden on private property

Firearms discharge – Commercial activity

Fire hazard – Inoperable vehicle (unsightly or trashed)

Parking on ROW – or campers parked beyond the two week allowance

Here are some examples of the procedure:

TITLE:

Excessive Noise

PURPOSE:

To discourage disturbing the peace.

DESCRIPTION OF RULES AND REGULATION:

“No owner shall make loud noises, or conduct activities causing noxious odors, or do any other thing that would create a nuisance to other lot owners.”

AUTHORITY:

SJRR-POA Covenants.

ENFORCEMENT RESPONSIBILITY:

SJRV-POA and/or Archuleta County Sheriff’s Department

PROCESS:

Immediate intervention may be necessary. Following the incident, a complaint letter needs to be sent to the POA board. The board will send a complaint letter to the property owner stating the complaint and requesting a response. If complaint continues past 60 days the property owner will be fined until the complaint is resolved.

COVENANT NUMBER:

Paragraph # 6 in the protective covenants filed July 3, 1978.

FINE APPLICABLE:

The fine amount should be on a case-by-case basis dependent on the severity of the offense. \$25.00 to \$100.00 per day as determined by the board.

IMPLEMENTED:

When needed – Replaces previous R&R of Sept 3rd, 1998.

TITLE:

Loose Pets

PURPOSE:

Neighborhood safety and property protection

DESCRIPTION OF RULES AND REGULATION:

“All dogs, cats, and other household pets shall be kept within an owner’s lot, and shall not be permitted to go on premises belonging to other parties”

AUTHORITY:
SJRR-POA Covenants.

ENFORCEMENT RESPONSIBILITY:
SJRV-POA and/or Archuleta County Animal Control.

PROCESS:
Immediate intervention may be necessary. Following the incident, a complaint letter needs to be sent to the POA board. The board will send a complaint letter to the property owner stating the complaint and requesting a response. If complaint continues past 60 days the property owner will be fined until the complaint is resolved.

COVENANT NUMBER:
Paragraph # 7 in the protective covenants filed July 3, 1978.

FINE APPLICABLE:
The fine amount should be on a case-by-case basis dependent on the severity of the offense. \$25.00 to \$200.00 per day as determined by the board.

IMPLEMENTED:
When needed – Replaces previous R&R of Sept 3rd, 1998.

TITLE:
Speeding

PURPOSE:
Safety, Road Maintenance, prevention of nuisance dust

DESCRIPTION OF RULES AND REGULATION:
Posted speed limit is 15 mph.

AUTHORITY:
Uncertain. No speed limit posted in covenants

ENFORCEMENT RESPONSIBILITY:
SJRV-POA and/or Archuleta County Sheriff's Department

PROCESS:
Contact the Archuleta County Sheriff's Department for immediate enforcement. Following the incident, a complaint letter needs to be sent to the POA board. The board will send a complaint letter to the property owner stating the complaint and requesting a response. If complaint continues past 60 days the property owner will be fined until the complaint is resolved.

COVENANT NUMBER:
None

FINE APPLICABLE:

The fine amount should be on a case-by-case basis dependent on the severity of the offense.
\$25.00 to \$100.00 per day as determined by the board.

IMPLEMENTED:

When needed, if intervention is possible

The form is available as a PDF document. Please [click here](#) to link to the document.

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