

Rules & Regulations

Revised December 2020

This is an ancillary document to clarify and add to the rules and regulations of the San Juan River Village Property Owners Association's Rules & Regulations Policy, adopted in November 2019, which may be accessed on the POA's website. All referenced Guidelines and Restrictions, as well as contact information for Committees, Board Members, and the Community Manager, can be found on the POA's website. All reports of rule violations should be sent to the Community Manager.

Guidelines & Fines

Section 1	Lot Use, Appearance, & Maintenance	Maximum Fine (After Hearing)
1.1	Lots shall be kept clean and neat by owners at all times, and no junk cars, building materials, or other unsightly material shall be allowed to accumulate.	\$100 plus \$1 per day until resolved.
1.2	Each owner shall keep all improvements on their lot in good repair at all times and shall keep up the appearance of their lot and landscaping.	\$100 plus \$1 per day until resolved.
1.3	No lot shall be used for commercial or business use of any kind. Short term rental businesses with a valid permit from Archuleta County are exempt from this rule.	\$100 plus \$1 per day until resolved.
1.4	Owners may not keep fire hazards on their property.	\$100 plus \$1 per day until resolved.
1.5	All lighting on the lot must be compliant with the POA's Dark Sky Ordinance.	\$25 per day until resolved.
1.6	Signs may not be placed on a lot, except for the permitted signs as identified by the POA. The following signs are allowed: <ol style="list-style-type: none"> I. Signs identifying the address and name of the home or owner are allowed within the boundaries of an owner's lot's pins. These signs will have the following restrictions: <ol style="list-style-type: none"> A. No more than two (2) identification signs can be placed on one lot. B. An identification sign may be placed inside the boundaries of the lot's pins near the 	\$50 plus \$1 per day until resolved.

	<p>driveway to identify the street name and house number. This sign may not be larger than two (2) square feet and may not be higher than five (5) feet.</p> <p>C. An identification sign may be placed on the home or within five (5) feet from the home to identify the name of the home or owner. This sign may not be larger than 6 square feet and may not be higher than five (5) feet if not placed directly on the home.</p> <p>D. Identification signs cannot use business or advertising language.</p> <p>E. Identification signs location and design must be approved by the POA prior to placement.</p> <p>II. Political signs are allowed within the boundaries of an owner’s lot. These signs will have the following restrictions:</p> <p>A. Each lot may have only one sign per political office or ballot issue.</p> <p>B. Political signs may only be displayed up to forty-five (45) days before the election and must be removed within seven (7) days after the election.</p> <p>C. Political signs may not be larger than four (4) square feet or higher than five (5) feet.</p> <p>D. Political signs must be placed inside of the boundaries of the lot’s pins.</p> <p>III. Realty signs advertising a home for sale or as long-term rental are allowed within the boundaries of an owner’s lot. These signs will have the following restrictions:</p> <p>A. Only one realty sign is allowed per lot.</p> <p>B. Realty signs may not be larger than nine (9) square feet or higher than twelve (12) feet.</p> <p>C. Realty signs must be placed inside of the boundaries of the lot’s pins.</p> <p>IV. Garage or yard sale signs may be placed inside the boundaries of the lot’s pins where the sale is located; provided such signs are displayed no more than twice per year per lot for a period not to exceed three (3) days.</p> <p>V. Other signs may be approved by the POA on a case-by-case basis.</p>	
1.7	Alteration of any structure or addition to a lot requires a review and approval from the Architectural Committee and acquisition of all permits necessary.	\$100 plus \$1 per day until resolved.

1.8	Owners may not remove vegetation from the river bank without permission and approval from the Board of Directors.	\$100 per occurrence.
1.9	Owners must follow all Architectural Regulations & Standards as defined in the POA Architectural Guidelines.	\$100 plus \$1 per day until resolved.
1.10	No trailers, RVs, campers, or mobile homes will be permitted as a permanent dwelling on a lot. Trailers, RVs, and campers may be occupied by an owner's guests on a lot for a period of up to two weeks at a time, once a month, or up to six months if occupied by an owner while building a permanent home.	\$100 plus \$1 per day until resolved.
1.11	Trash and recycling may not remain at the roadside or end of the owner's driveway for more than 12 hours after pick up. Otherwise, trash and recycling must be kept indoors so as to not attract wildlife. Trash and recycling may not be kept outside overnight unless in a bear resistant trash container.	\$50 per occurrence.
1.12	Owners may not rent their home for less than 30 days without a valid Vacation Rental Permit from Archuleta County and registering as a short term rental with the POA.	\$300 per month until resolved.
1.13	All owners renting their home for less than 30 days must follow Archuleta County vacation rental rules and guidelines.	\$100 plus \$1 per day until resolved.
1.14	Owners operating as a short term rental must provide an on-call contact phone number to all other owners.	\$100 plus \$1 per day until resolved.
Section 2	Owner & Guest Conduct <i>(Guests include ANYONE who you may invite into the community, including friends, relatives, renters, and contractors.)</i>	Maximum Fine (After Hearing)
2.1	No owner or guests shall make loud noises, or conduct activities causing noxious odors, or do any other thing that would create a nuisance to other lot owners or guests.	\$100 per occurrence.
2.2	No owner or guest shall make any noise that can be heard by neighbors between the hours of 10 pm and 7 am.	\$100 per occurrence.
2.3	Owners and guests must ensure that lights which may shine into a neighbor's house are turned on only as required for safety reasons. All other outdoor lighting should be turned off between the hours of 10 pm to 7 am.	\$100 per occurrence.
2.4	Owners and guests may not trespass onto other lots without permission and must access common areas and the river using the marked access points, as identified in the Guidebook.	\$50 per occurrence.

2.5	Motorcycles are prohibited within the subdivision, except for use on dedicated roadways for normal access to and from an owner's lot, while being operated at speeds of five miles per hour or less.	\$100 per occurrence.
2.6	Speed limits on the roadways must be strictly followed. Drivers may not cause a nuisance to owners by driving recklessly or causing excess noise or dust.	\$100 per occurrence.
2.7	All vehicles driven on the roadways must be legal street vehicles.	\$100 per occurrence.
2.8	Vehicles may not be parked on the roadways.	\$100 per occurrence.
2.9	Owners and guests must follow all fire restrictions if implemented by the POA.	\$100 per occurrence.
2.10	No firearms of any kind may be discharged upon the premises.	\$100 per occurrence.
2.11	Fireworks are prohibited on the premises.	\$100 per occurrence.
2.12	Anglers must have a valid Colorado state fishing license while fishing in the river and must release all fish caught from the river.	\$50 per occurrence.
2.13	Anglers may not fish in the river when there are POA fishing restrictions in place.	\$50 per occurrence.
2.14	Owners and guests may not alter the flow of the river or harm any aspects of the river, pond, or forest. This includes, but is not limited to, removing or altering plants, littering, and harming wildlife.	\$100 per occurrence.
2.15	Owners and guests must follow the Pavilion Use Guidelines if using the Pavilion.	\$25 per occurrence.
Section 3	Animals & Pets	Maximum Fine (After Hearing)
3.1	No horses, or other livestock shall be permitted on the premises except dogs, cats, and other household pets.	\$100 plus \$1 per day until resolved.
3.2	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.	\$100 per occurrence.
3.3	All dogs, cats, and other household pets cannot become an annoyance or nuisance to other lot owners. Dogs may not be allowed to bark excessively for long periods of time.	\$100 per occurrence.

3.4	Dogs being walked outside of the owner's lot must be on a leash or under strict voice command.	\$100 per occurrence.
3.5	Owners and guests walking a dog outside of the owner's lot must clean up any pet waste immediately and dispose of it in an appropriate waste container.	\$100 per occurrence.

Procedure for Enforcing Rules & Resolving Violations

“Per Occurrence” Violations		
Step 1	The Board of Directors or Community Manager is made aware of the alleged violation either by witnessing the violation or receiving a written report from another owner or guest.	
Step 2	The Community Manager will engage in a fact-finding mission to determine if a violation occurred. The Community Manager will call or email the owner to discuss the alleged violation and determine an appropriate remediation if a violation continues to exist.	
Step 3	If a violation is proven to have occurred, and has not been remedied or has occurred again within 30 days, a certified letter with a notice of hearing will be mailed to the owner.	
Step 4	A hearing will be held. The Board will determine if a fine will be levied against the owner.	
Step 5	If the violation still is not remedied or occurs again after 60 days, the Board of Directors may take legal action or impose a fine of \$300.	
Step 6	If fines are not paid, the Board of Directors may file a lien on the property.	
Continuing Violations		
Step 1	The Board of Directors or Community Manager is made aware of the alleged violation either by witnessing the violation or receiving a written report from another owner or guest.	
Step 2	The Community Manager will engage in a fact-finding mission to determine if a violation occurred. The Community Manager will call or email the owner to request abatement within a reasonable time period.	
Step 3	If abatement of a continuing violation is not reached within the reasonable time period, then a certified letter will be mailed with a notice of hearing.	
Step 4	A hearing will be held. The Board will determine if a fine will be levied against the owner.	
Step 5	If the violation still is not remedied or occurs again after 60 days, the Board of Directors may take legal action or impose a fine of \$300.	
Step 6	If fines are not paid, the Board of Directors may file a lien on the property.	

The San Juan River Village Property Owners Association Board of Directors has the right to adapt the Rules & Regulations Guidelines from time to time to address issues and meet the needs of the community. The most current Guidelines are posted on the POA website.