

Rules & Regulations

Revised July 2023

Section 1	Lot Use, Appearance, & Maintenance
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.
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.
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.
1.4	Owners may not keep fire hazards on their property.
1.5	All lighting on the lot must be compliant with the POA's Dark Sky Ordinance.
1.6	<p>Non-commercial signs, realty signs, and flags are allowed to placed on a lot, but owners must follow the guidelines below:</p> <ol style="list-style-type: none"> 1. No more than three (3) signs or flags can be placed on one lot. 2. Signs and flags must be placed inside the boundaries of the lot's pins. 3. Signs may not be larger than two (2) square feet by three (3) square feet and may not be higher than five (5) feet. 4. Flags may not be larger than three (3) feet by five (5) feet. 5. Flagpoles may not be taller than the main structure on the lot. 6. Commercial signs are not allowed on residential lots. Commercial signs are defined as using business or advertising language. 7. Other signs or exceptions may be approved by the POA on a case-by-case basis.
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.
1.8	Owners may not remove vegetation from the river bank without permission and approval from the Board of Directors.
1.9	Owners must follow all Architectural Regulations & Standards as defined in the POA Architectural Guidelines.
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.

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.
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.
1.13	Owners of residential lots may only operate one (1) short term rental per lot.
1.14	All owners renting their home for less than 30 days must follow Archuleta County vacation rental rules and guidelines.
1.15	Owners operating as a short term rental must provide an on-call contact phone number to all other owners.
Section 2	Owner & Guest Conduct <i>(A "guest" is defined as a non-owner who is living or staying in San Juan River Village. Friends and relatives of owners may also enjoy San Juan River Village amenities, as long as they are accompanied by the owner.)</i>
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.
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.
2.3	Owners and guests must follow all rules in County Ordinance 22-2019: An Ordinance Concerning Noise Levels in Unincorporated Archuleta County, Colorado, including: <ol style="list-style-type: none"> 1. Lawn mowers or other commonly accepted yard equipment, chainsaws, and like equipment shall be limited to the hours of 8:00 am to 7:00 pm. 2. Construction activities shall not be conducted between the hours of 7:00 pm and 7:00 am.
2.4	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.
2.5	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.
2.6	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.
2.7	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.
2.8	All vehicles driven on the roadways must be legal street vehicles.

2.9	Vehicles may not be parked on the roadways.
2.10	Owners and guests must follow all fire restrictions if implemented by the POA.
2.11	No firearms of any kind may be discharged upon the premises.
2.12	Fireworks are prohibited on the premises.
2.13	Anglers must have a valid Colorado state fishing license while fishing in the river and must release all fish caught from the river.
2.14	Anglers may not fish in the river when there are POA fishing restrictions in place.
2.15	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.
2.16	Owners and guests must follow the Pavilion Use Guidelines if using the Pavilion.
Section 3	Animals & Pets
3.1	No horses, or other livestock shall be permitted on the premises except dogs, cats, and other household pets.
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.
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.
3.4	Dogs being walked outside of the owner's lot must be on a leash or under strict voice command.
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.

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.