

# PALACE ESTATES CONDOMINIUM ASSOCIATION

## Rules and Regulations

1. Each owner must keep the interior and exterior of his unit in a clean and sanitary and attractive condition, free of trash accumulation. This is to include walls, windows, glass surfaces, ceilings, floors, fixtures, patios and driveways.
2. Garbage cans must be stored out of sight from the street, either inside the garage or behind a privacy fence. Garbage cans should only be out at the street during trash pickup day (Note: The city-wide spring cleanup does not apply to Palace Estates since we are not in the city limits. Please do not place discarded items at the curb).
3. Patios are not to be used for storage. This includes, but is not limited to, motorized vehicles, tires, batteries, clothes lines, signs, etc. Only appropriate patio furnishings are acceptable.
4. Landscaping is to be kept in an attractive condition. Lawns must be mowed and weeds removed on a regular basis. Leaves must be removed in the fall and not raked into the street. The city-wide cleanup does not apply to Palace Estates.
5. Common sidewalks and driveways must not be obstructed. Snow must be removed from private and common sidewalks within 24 hours of a snowfall.
6. Owners/residents must adhere to any and all watering schedules required by the Association.
7. All recreational vehicles (such as boats, RV's, campers, snowmobiles, trailers, and the like), utility trailers, large commercial vehicles, inoperable vehicles, unlicensed vehicles and unused vehicles, must be stored in the garage, behind a privacy fence or stored away from the subdivision.
8. There shall be no activity in or outside a unit that would be an annoyance, nuisance or danger to any other resident. Excessive noise is not permitted at any time but especially after 10 pm.
9. Two (2) household pets are allowed in a unit, provided the owner of the unit gives permission. The raising, keeping or breeding of any animal for commercial purposes is forbidden.
10. Pets must be controlled by their owners. This includes barking and removal of pet waste. Pets must not be allowed to run free and must not be chained or tied to any part of the unit.
11. No structural alteration may be made to a unit without prior written consent from the Association.
12. No advertising or billboards may be erected on any lot. One "for sale" sign may be posted according to the sign code of Mesa County. Political signs in support of candidates, ballot issues, or public issues are allowed (one sign per issue or candidate) but must be removed directly following the election. The Association may regulate the size of the signs.
13. No posting notices or flyers of any kind will be allowed on mail box pods, street signs, traffic signs, utility poles or light standards. Violators will be subject to fines and penalties.
14. The burning of trash is not allowed on any Palace Estates property. A barbeque or decorative fire pit is permitted as long as it is located a safe distance away from the buildings.
15. Units are to be used for residential purposes only. No business use shall be permitted.
16. All traffic control signs will be enforced.
17. Excessive noise, including, but not limited to loud music, barking dogs, loud parties, honking horns, televisions and arguments is disturbing the peace and is not permitted at any time. There shall be no loud noise prior to 6 a.m. Mon-Sat., 7 a.m. Sunday, or after 10 p.m. nightly.