

Ironbridge Property Owners Association
C/O Integrated Mountain Management
P O Box 908
Glenwood Springs, Co 81602

RULES AND REGULATIONS

Revised June 14, 2019

In the interest of maintaining an enjoyable living environment for all who live in the Ironbridge Subdivision, the Board has approved and adopted the following rules and regulations governing our project, property, owners and residents. All of the below rules carry fines for violations (Section 12). In the event of a violation, the owner of the unit will be notified in writing and the owner will be held responsible for their tenant's actions.

The Rules and Regulations may not be all inclusive and members should refer to their Covenants, Conditions and Restrictions, and By-Laws for further guidelines. Each tenant/owner may receive a copy of the CCRs.

1. Storage:
 - a. All items must be stored within the home or garage. Storage is not permitted on the outside of the home at any time. Nothing is to be stored on or around the outside of the property.
2. Lighting:
 - a. No flood lighting, security lighting or other type of high intensity lighting shall be permitted.
3. Noise:
 - a. Unit owners and tenants shall not allow any noise or disturbance in their respective units, which is offensive, disturbing or detrimental to any other person. Neighbors are encouraged to contact the offending neighbor the first time themselves, and file a violation with the Board thereafter for further action.
4. Parking:
 - a. Currently there is to be no parking on the streets during the hours of 2am-5am. Violator's cars may be booted and or towed at the vehicle owner expense. There will be no exceptions to this rule- so please notify your tenants and guests.
 - b. There are only three cars allowed in the driveways during the hours of 2am - 5am. All other vehicles must be parked in the garage or off site. There is no on-street parking overnight.

5. Pets:

- a. Pet owners are required to keep pets on leashes at all times. Pet owners are required to pick up their animals waste at all times.
- b. There is a maximum of two dogs permitted at each home. Violations of this rule may result in a daily fine.

6. Rental Leases:

- a. All rental leases are subject to the Covenants and Rules and Regulations of the Association. Any failure to comply with the above will be a default under the lease. Owners are responsible for giving tenants a copy of the rules and regulations, and for notifying the Association with names and phone numbers of new tenants.
- b. Occupancy of each dwelling unit on the Property shall be limited to no more than two principal adults and the legal dependents of one or both of said principal adults, and occasional guests.
- c. Leases must be in writing and for a term of no less than 6 months. Rental use as a VRBO or Air BNB are not permitted. (Per Garfield County, short term rentals are not permitted in a PUD).

7. Structural Changes:

- a. No exterior structural changes shall be allowed without the permission of the Board of Directors and or Design Review Board. Structural changes include any changes made to the exterior of the homes and any changes done to the landscaping.
- b. Fences must be approved by the Board of Directors and or Design Review Board.

8. Speeding:

- a. The speed limit throughout the neighborhood is 17 miles per hour. Anyone caught speeding will be subject to fines.

9. Trash:

- a. All trash cans are to be placed inside the garage except for on trash day. On trash day they are to be put out in the morning and put back into the garage in the evening. Owners and tenants will be responsible for picking up trash on their lot.

10. Satellites:

- a. All satellites and exterior antennas should be submitted to and approved by the Design Review Board, and painted the same color as the surface they are attached to. Below are the guidelines for satellites:

Exterior antennae are discouraged and may only be installed with the express permission of the DRB. The following are the three preferred locations for installation.

3.12 1 South facing gable.

- 3.12.2.1.1 On post in the landscape. The homeowner is responsible for submitting an acceptable landscaping plan to help conceal the antennae. This is done through the design review process.
- 3.12.2.1.2 When applicable, the satellite dish may be positioned next to the south facing outdoor utility cabinet, so long as the dish is painted the same color as the existing home.

11. Signs:

- a. No signs (for sale, for rent, garage sale, etc) are permitted on any portion of the lot, unless in conformance with the sign policy. Signs are not allowed in windows.

12. Water

- a. All irrigation water at Ironbridge is metered and monitored. Any free flowing of irrigation water off the property will result in fines.

13. Fines:

- a. If owners are found to be in violation of any of the above rules they may be subject to fines and penalties. Owners are responsible for their tenants' actions. These fines may be increased by a vote of the Board of Directors and may also be increased for repeat offenders.