

The Vineyard
Homeowners
Association 
Rules & Regulations

The primary purpose of The Vineyard Homeowners Association is to protect property values and foster a fair, safe, and friendly community. These Rules and Regulations are intended to support that mission by simplifying and clarifying key rules established in our other governing documents. Please note that these Rules and Regulations do not replace or override the Covenants, Bylaws, or Policies of the Association. For comprehensive information, members are encouraged to refer to these governing documents, which are available on our website: <https://thevineyardgj.com/>

1. Lots to be Maintained

- A.) Each Lot must be maintained in a clean, orderly, and visually appealing condition at all times. Items such as trash, litter, junk, boxes, containers, bottles, cans, tools, machinery, lumber, ladders, building materials, toys, or any other non-decorative personal item may not be left exposed on any Lot in a way that makes them visible from neighboring Lots, Common Areas, or public streets.
- B.) The personal planting areas (typically 24 inches around the foundation), as well as personal property must be maintained and free of weeds or volunteer trees. Gardening and garden fencing outside of the personal planting area is not permitted.
- C.) The following types of trees are not permitted on any Lot: Elm, Russian Olive, Aspen, Globe Willow, Maple, Cottonwood, or any fruit-bearing trees. If a fruit-bearing tree existed on the property prior to this rule, the homeowner is responsible for regularly removing fallen fruit to maintain cleanliness and safety.
- D.) Owners are responsible for the trimming and maintenance of all trees, bushes or other vegetation on their property, so they do not become a potential hazard, and they don't interfere with lawn services. Stumps must be ground down to below the level of the surrounding soil, fill soil added if necessary, and grass installed over the tree scar (seed or sod). Tree branch clearance includes:
 - Deciduous trees must maintain a minimum ground clearance of seven (7) feet above any lawn area that is mowed or any walkway. Newly planted young trees are exempt from this requirement until they have grown large enough to allow the pruning of the lower branches without causing harm to the tree.
 - Branches extending over the streets must maintain a minimum clearance of fourteen (14) feet. The HOA is responsible for maintaining low-hanging branches on trees located in designated parking areas.
 - There is no trimming height requirement for branches on Spruce or Pine trees.
- E.) Abuse or overuse of the lawn area around the dwelling will result in a charge to the homeowner to replace the grass.
- F.) No exterior changes will be allowed to any part of the exterior of Lot without the expressed permission of the Architectural Control Committee (ACC) prior to the start of work. This includes planting trees, placing decorative stone/gravel around a tree base, etc. To complete the ACC Request form, go to: <https://thevineyardgj.com> and then click on "Forms".
- G.) The HOA has the right (but is not required) to conduct any needed maintenance, repairs or restoration and assess the cost thereof to the Lot Owner.

2. Exterior Changes and Maintenance of Unit (Refer to the ACC Guideline for More Information)

- A.) No exterior changes will be allowed to any part of the exterior of any unit without the expressed permission of the Architectural Control Committee prior to the start of work. This includes patios and awnings over windows, decks, or patios. To complete the ACC Request form, go to: <https://thevineyardgj.com> and then click on "Forms".
- B.) The paint and finishes of all buildings shall be maintained without bare/damaged siding or

- peeling/discolored paint. Window and door screens must stay repaired and in place.
- C.) Black asphalt roofs shall be automatically approved. The ACC may approve other roof colors at their discretion, with the understanding that black and gray tones have been the historically accepted and preferred colors.
 - D.) Gutters must be free of debris and sprouting tree shoots
 - E.) Evaporative coolers should be inspected regularly to ensure that it is not leaking, overflowing, or wasting water.
 - F.) All violations will be treated separately by the Architectural Control Committee and Board of Directors.
 - G.) The HOA has the right (but is not required) to conduct any needed maintenance, repairs or restoration and assess the cost thereof to the Lot Owner.

3. Use of Property

- A.) No, carports, tree houses, external storage sheds, or storage on patio areas are permitted. Items allowed on patio areas include patio furniture, grills, and decorative items.
- B.) No trampolines, hot tubs, plastic swimming pools, water slides, fire pits, open fires, tree swings, or lawn bird baths or feeders shall be placed on personal or common areas that impede lawn maintenance.
- C.) No fencing between houses or along property lines, and no chain-link or lattice fencing around any dwelling. Personal decorations on split-rail fences are not permitted.
- D.) No go-carts or other motorized forms of transportation, such as scooters, are permitted for safety reasons. Motorized devices needed by elderly/other-abled are allowed.
- E.) Free-standing basketball hoops are not allowed on any personal driveways.
- F.) TV and cable antennas, and satellite dishes are allowed on an owners house, but must not be more than one meter in diameter and may not be more than five (5) feet above the highest roofline. These communication devices may not be placed in any yard area for the safety of other residents.
- G.) The bottom of wind chimes and hanging bird feeders or plants must have a six (6) foot ground clearance if lawn maintenance personnel will be working below them.
- H.) No more than two (2) garage/yard sales are allowed per year per resident. Each sale is not to exceed three (3) consecutive days.
- I.) Property shall be used for residential use only, except for home-based businesses. All home-based businesses must operate in a manner that preserves the residential appearance and character of the Lot and neighborhood. This includes:
 - Business activity shall not generate significant foot or vehicle traffic, including regular visits from clients, customers, or delivery vehicles beyond normal residential usage.
 - No signs, banners, or advertisements for the business may be displayed on the property.
 - All business activity must be conducted solely by residents in the home. Non-resident employees are not permitted to work on-site.
 - Business-related materials, equipment, or operations must be fully contained within the home and not visible from the exterior. No outdoor storage of tools, products, or inventory is permitted.
 - Businesses must not create noise, odors, vibrations, smoke, or other disturbances that could be considered a nuisance to neighbors.
 - Businesses that may have a borderline impact on the neighborhood (e.g., music lessons, tutoring, small-scale baking) may be subject to review and approval by the HOA Board on a case-by-case basis.
- J.) Property shall not be used for hazardous activities.

- K.) Area lighting shall be positioned or shielded in such a way that neighboring properties are not affected. All exterior awnings, patios, furniture, and décor must be in good condition and properly maintained.
- L.) Holiday lighting and decorations may be displayed no earlier than 45 days prior to the applicable holiday and must be removed within 45 days after the holiday.
- M.) "Quiet hours" in the Vineyard are from 11:00 PM to 6:00 AM, but residents shall be respectful of their neighbor's quiet enjoyment at all hours. The HOA will not address noisy vehicles belonging to someone commuting to and from work.
- N.) The HOA shall have the authority to determine whether the Property is not being used appropriately.

4. Pets

- A.) A reasonable number of dogs, cats, fish, or other domestic animals are allowed within each Property.
- B.) No dog runs or outdoor dog houses are allowed.
- C.) No dog shall be allowed to run at large, endanger or harass persons, property or other animals or constitute a nuisance or an annoyance, such as persistent barking, to other Lot Owners or occupants.
- D.) Pet owners must clean up after their pets. Four HOA-maintained dog waste stations are available for residents' use.
- E.) The HOA shall have the authority to determine whether any animal is a nuisance to any other Lot Owner, and whether the number of pets kept by any Lot Owner is reasonable.

5. Regular Monthly Assessment

- A.) The Regular Monthly Assessments are due on or before the 1st of each month.
- B.) A late fee of \$50 will be charged once any assessment is more than 30 days past due, unless an 18-month payment plan has been established.
- C.) The past due assessment will also bear interest at the rate of eight percent (8%) per annum until paid, unless an 18-month payment plan has been established.
- D.) An owner may enter an 18-month payment plan, with equal payments due each month. If any payment is missed, the late fee and interest rate will be assessed.
- E.) A delinquent account may be taken to court for a judgement and/or a lien may be placed on the property for non-payment. Please refer to The Vineyards Homeowners Association's Collection Policy for more information.

6. Signs and Flags

- A.) No signs may be placed on personal lawns or in Common Areas outside the 24-inch personal planting perimeter surrounding each home. This restriction applies to all signs, including but not limited to political signs, For Sale signs, and For Rent signs. "No Trespassing" signs are not permitted.
- B.) An Owner may display flags in accordance with the Colorado Common Interest Ownership Act (CCIOA).
- C.) Posting on mailboxes is prohibited.

7. Vehicle Parking, Storage and Repairs

- A.) No recreational vehicles (including trailers, campers, boats and motorcycles) may be parked in driveways or in parking islands for more than 3 days, for cleaning, loading or unloading. Visitors staying in a camper parked within the neighborhood are not permitted. For the purposes of this rule, any vehicle designed or used primarily for recreation or commercial purposes shall be included. Exceptions may be granted by the Board in cases of extenuating circumstances, at its sole discretion.

- B.) Only regularly used vehicles may be parked in the parking islands and must display valid license plates and tags. No inoperable automobile or vehicle shall be stored or parked on the Property unless stored in the garage.
- C.) Do not drive over the edge of the driveway or the curbing or park on the grass. Doing so destroys irrigation components, and repairs of such damage or destruction will be charged to the owner.
- D.) Vehicle maintenance, repair, rebuilding, dismantling, repainting, or servicing of any kind may not be performed on the Property, unless done within a seven (7) day period or within completely enclosed structure(s). Oil stains on driveways are prohibited.

8. Trash Storage and Disposal


- A.) No garbage, refuse, landscaping rubbish or trimmings (pulled weeds, shrubs, tree branches, limbs) shall be left in the front area of the property, the common area, or at curbside, unless placed in a suitable container, stored as to not be visible from neighboring Lots, and solely for the purpose of garbage pickup.
- B.) To prevent trash and landscaping rubbish from blowing about on windy days, trash cans must have lids, or trash must be contained in trash bags.
- C.) Containers may be placed on driveway or street (not lawn), near the curb no sooner than the evening before scheduled pick-up and returned to the storage area no later than the evening of scheduled pick-up.

9. Non-Compliance: Unless otherwise specified, the following enforcement actions and fines apply to violations of these Rules and Regulations. Instances of non-compliance are tracked on a per calendar year basis. For detailed procedures, timelines, and appeal rights, please refer to the Covenant and Rule Enforcement Policy available on our website.

Notice:	Delivery of Notice:	Fine:	Possible Actions:
Friendly Reminder	An email and/or letter reminder of Rules & Regulations	\$0	Hopefully owner/tenant addresses the concern.
Notice of Alleged Violation	Certified mail and two of the following if possible: Telephone call, Text Message, Email	\$0	30 days to cure violation or request hearing via website or written response.
Second Notice of Violation	Certified mail and two of the following if possible: Telephone call, Text Message, Email	\$50/week	Hearing deadline passed and/or board determines a violation has occurred. 30 additional days to cure before next level of enforcement commences.
Continued Notice of Violation	Monthly statements of violation and amount owed via certified mail and two of the following if possible: Telephone call, Text Message, Email	\$75/week	Association may begin additional legal actions.

Amended and approved by majority vote at the February 28, 2026 Board Meeting:


Andy Smith (Mar 5, 2026 08:05:50 MST)
 President – Andrew Smith


Robin Cyr (Mar 9, 2026 19:19:10 MDT)
 Secretary – Robin Cyr









Rules & Regulations - 02.2026

Final Audit Report

2026-03-10

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