

General Rules for Shadow Run Townhomes Homeowners Association Residents

1. Garbage cans must be stored inside the garages, except for placement on the curb for weekly garbage pick-up. Storage of garbage cans on patios or decks is not permitted. (Section 7.15)
2. Garages should be used for parking, not storage. Residents should park their vehicles in their garages and driveways without damaging the landscaping or irrigation lines between driveways.
3. The overflow parking areas are for temporary use by contractors, visitors, overnight guests, etc. and cannot be used for permanent parking. These areas must be left open to provide ample guest parking for any resident. (Section 7.13.c)
4. Due to its narrowness, Cliff View Drive is a designated Fire Lane and the Grand Junction Fire Department allows curbside parking on only one side of the street. Vehicles cannot park along the east side of the street on either level (except for the special parking area on the lower level). Visitors and guests may park along the west side of the street on both levels on a short-term, occasional basis. As mentioned in item #2 above, residents should park in their garages and driveways. If a large number of visitors are invited, they may also park along the fences on Mariposa, which is a much wider public street. The GJFD requires the Board to enforce the “no parking on east side” rule by following our established policies and procedures (Section IV of Policies and Procedures, communications with Grand Junction Fire Prevention Officer).
5. Hauling trailers, boat trailers, boats, RV’s, trucks > 1 ton, and abandoned vehicles cannot be permanently parked on HOA common areas or driveways. (Sections 7.13.a, 7.13.b)
6. The owner is responsible for maintaining a clean, wholesome appearance of his patios, decks and porches. Garbage cans, trash, machinery, containers, lumber, etc., cannot be stored outside. (Section 7.7)
7. Charcoal grills and wood-burning stoves are not allowed, since damage resulting from these devices is not covered by the HOA’s insurance plan. (Gas grills are allowed.)
8. A reasonable number of dogs, cats, fish and birds are allowed, provided they are not a nuisance to adjacent owners. Dogs must be kept on a leash and the owner is responsible for cleaning up after the dog. (Section 7.4)
9. Unreasonably annoying lights, sounds and odors are not permitted. (Section 7.12)
10. TV and radio antennas are not permitted, but TV satellite dishes are allowed. (Section 7.10)
11. An owner may not change the appearance of the exterior of his townhouse without written approval of the Architectural Control Committee. (Section 5.1.a)
12. The association is responsible for the painting, repairing, replacing and maintenance of the exterior building surfaces, including decks, patios, fences, driveways, roofs, gutters and downspouts. Owners are responsible for exterior glass surfaces, exterior light bulbs, doors, pergolas, screens and windows. (Section 5.1.a, 4.15)
13. The owner is responsible for maintenance of utilities, fixtures and equipment within a townhome, starting at the point where the lines, pipes, wires, etc. enter the exterior wall. (Section 5.4) The cost of maintenance and repair of a party (common) wall is the responsibility of the owners sharing it. (Section 5.5.b)
14. Maintenance of the landscaping, sprinkler system, street, sidewalks and driveways is the responsibility of the HOA. (Section 5.1.b)
15. Owners who do not reside in their unit are required to keep their mailing addresses current with Heritage Property Management.

For complete details, go to HOA web page at hpmgj.com, click on “HOA’s”, click on “Shadow Run”, then click on “Covenants, Conditions and Restrictions”.

Click on “Policies and Procedures” for actions that will be taken to enforce the Covenants, Conditions and Restrictions.