

River Run Colorado - Rules & Regulations

Quick Reference V4

OCCUPANCY

- A. Homes are to be used solely as single-family residences.

GUESTS

- A. Guests must comply with the Rules and Regulations. You are personally responsible for all the actions and conduct of your Guests.

CHANGES OR ADDITIONS OUTSIDE THE HOUSE

- A. Examples: paint, air conditioners, water softeners, solar, generator, trees, landscaping, carport, shed, faucets, paving, digging, drilling, excavating, drainage
- B. Written request to Manager > Building permits > Final approval from Manager > 90 days to complete
- C. No satellite dishes

MAINTENANCE OF HOME PARCEL AND HOME

- A. The home and land parcel must be kept in good condition at all times, clean and free of all rubbish and debris.
- B. Storage outside the home is prohibited except in an approved, enclosed shed. Examples: boxes, trunks, wood, pipe, bottles, garden tools, mops, ladders, paint cans, kayaks, sports/recreation equipment.
- C. Only outdoor patio furniture, decor and outdoor grills are allowed on the covered patios and the fire-pit area.
- D. No towels, rugs, clothing or laundry may be hung outside of a Home at any time.
- E. All gravel driveway surfaces shall be kept clean and maintained free of oil, rust and all other sticky, grimy or oily substances that will degrade the clean appearance of these surfaces.
- F. Must keep the street area adjacent to the Home Parcel free from debris.
- G. Storage, handling or disposal of hazardous substances must be done according to local, state & federal laws.
 - a. Examples: motor oil, vehicle fluids, herbicides, insecticides, poisons, chemicals, solvents, detergents.
 - b. Only enough for normal household purposes.
 - c. May not dispose in the home, outside the home, sewer, garbage facilities or neighborhood.
- H. Project water shut-off valves or other irrigation equipment must always be kept uncovered and accessible.
- I. Must contract for Town of Silt garbage services and may NOT use adjacent KOA trash collection facilities.
- J. Decorations displayed in windows or on the exterior of the Resident's Home are permitted as long as they are in good taste. Generally acceptable are door wreaths, welcome signs, and planters.
- K. Seasonal & special occasion decorations may be displayed outside the Resident's Home with restrictions.

ADVERTISEMENTS

- A. On-site sales are prohibited, including patio sales, moving sales and yard sales.
- B. Distribution of handbills, door-to-door selling, or solicitation are prohibited.
- C. All salespeople must make individual appointments with the Residents concerned ahead of time.

VEHICLES AND PARKING

- A. All vehicles must be street legal, have current registration and insurance.
- B. Not permitted: campers, RV's, motor homes, buses, heavy trucks, tractors, boats and trailers.
- C. Parking is permitted only within the driveway - not on the landscaped or other areas of the Home Parcel.
- D. No parking on the streets, except for loading / unloading 7:00 a.m. - 9:00 p.m. or short term for Guests.
- E. No parking of an inoperative vehicle for longer than 2 weeks.
- F. No parking of an operative vehicle for longer than 4 weeks.
- G. Sleeping in vehicles is prohibited.
- H. No vehicle leaking any fluids is allowed anywhere.
- I. No vehicle maintenance may be performed on the Home Parcel.
- J. No washing vehicles on any Home Parcel, driveway or on the streets.
- K. No vehicle may be driven in an unsafe manner.

- L. All traffic signs must be obeyed.
- M. Pedestrians and non-motorized vehicles must be given the right of way.
- N. No motorized vehicle may be operated in the Project by any person who is not properly licensed.
- O. Excessively noisy vehicles are not permitted in the Project.
- P. Motorized vehicles must be licensed, street legal and driven by a licensed driver only.
- Q. Motorized vehicles must be equipped with mufflers and driven on the roadways by the most direct route.
- R. Non-motorized vehicles may only be driven on the roadways and must obey the same traffic regulations as motorized vehicles.
- S. If driven at night, non-motorized vehicles must be equipped with a light on the front and a reflector in the rear.
- T. Violations are subject to the offending vehicle being towed away at the owner's expense.

CONDUCT

- A. Bad behavior is prohibited at the Project. Examples: disturbing or excessive noise, public intoxication, loud quarreling, threatening, fighting, illegal conduct, profanity, abusive language, harassment, taunting, photographing or intimidation.
- B. The use or display of any weapon such as a gun, bow & arrow, BB gun, knife, or fireworks, is forbidden.
- C. Persons under the influence of alcohol or any other substance shall not be permitted in any public area of the Project. The Project is a "Drug Free Property".
- D. Amplifiers, televisions, musical instruments and other devices must be used so as not to disturb others.
- E. Ham or CB radios or other radio transmitters may not be operated in the Project.
- F. Residents and their Guests shall not encroach or trespass on any other Resident's Home Parcel or upon any area that is not open for general use by Residents and their Guests.
- G. No fires are permitted except in the home's fire pit or a standard grill.
- H. The Home and Home Parcel shall be used only for Private Residential Purposes and, except for a Home-Based Business, no business or commercial activity shall be conducted thereon.

PETS

- A. The types of pets permitted are limited to either a domestic dog or a domestic cat.
- B. Each pet must be licensed and up to date on all vaccinations in accordance with local laws.
- C. Pets may not run loose except under supervision in the dog park and may only be walked on roadways within the Project.
- D. Any excrement left by a pet must be picked up immediately and disposed of by the owner within the owner's home or in the owner's outside trash bins.
- E. Pets may not cause any unreasonable disturbance. Examples: excessive barking, growling, biting, lunging, scratching.
- F. No exterior pet housing is permitted.
- G. Pets may not be tied outside or left unattended outside.
- H. Guests may not bring pets onto the Project without Manager approval.

RENTING, SUBLETTING OR ASSIGNMENT

- A. No short term or room rentals permitted.
- B. Long term rentals must be in writing and subject to these Rules & Regs.
- C. Long term rental agreements must state that the failure of the renter to comply with the terms of the Parcel Ground Lease and these Rules & Regs shall constitute a default and such default shall be enforceable by the Manager, including requiring that the Owner evict the renter from the Home.
- D. Manager must be given a copy of the agreement.

ACCESS TO THE KOA AND THE COLORADO RIVER

- A. Residents have access to the KOA boat ramp, adjacent river frontage and island. No other KOA property or amenity may be accessed.
- B. Residents must respect the privacy and quiet enjoyment of KOA users.