

Covenants and Covenant Enforcement

Article V – Use Restrictions

Complaints/Enforcement (see Article VIII for complete regulations):

- A written complaint must be filed with Covenant Committee (send email to Covenant Committee Chair)
- Receipt of email will be acknowledged
- Covenant Committee will investigate
- Covenant Committee, with Board approval, will decide if there is a violation
- If violation, Property Owner will be notified (see Paragraph 8.1.2)
- Decision is reviewed, solution approved and fines imposed if necessary
- Timing of resolution will depend on situation
- Complaint filer will be kept anonymous
- Complaint filer will be informed of resolution

What constitutes a violation, allowing a Complaint to be filed:

- Paragraph 5.1 Permitted Structures
 - Building appears to violate Las Animas County building codes
 - No building permit apparent
 - Building seems to be too close to lot lines
 - Mobile home remaining after building completion
- Paragraph 5.1.1 Address Assignment
 - Sign does not meet requirements as specified
- Paragraph 5.1.2 Property rentals
 - Property appears to be rented but you are unaware of lease agreement
- Paragraph 5.3 Use of Common Areas
 - Unusual use of Common Area, and materials/equipment left in Common Area
- Paragraph 5.4 Increase in insurance risks, etc.
 - Anything that seems unreasonable
- Paragraph 5.5 Rules and Regulations
 - Any misuse of common areas
- Paragraph 5.8 Temporary Residences – Construction Period
 - Remains after construction

- Appears to violate county rules/regulations
 - Appears too close to lot line
- Paragraph 5.7 Temporary Residences
 - RV's, etc. appear too close to the lot line
- Paragraph 5.8 Signs, Advertising
 - Any signage that appears to violate this paragraph
- Paragraph 5.9 Commercial Vehicles
 - Any vehicle that appears to violate this paragraph
- Paragraph 5.10 Nuisances (subjective)
 - Excessive noise
 - Excessive light
 - Excessive odors
 - Piles/stacks of construction materials or other items
 - Unpleasant appearance of buildings or lot itself
 - Reckless driving/speeding
- Paragraph 5.11 Junked/abandoned vehicles/equipment
 - Not invisible from the road or another lot
- Paragraph 5.13 Building and Grounds Conditions (subjective)
 - Buildings not kept in good condition
 - Lot not in good repair or condition
- Paragraph 5.16 Firearms, Hunting
 - Use in Common Areas
 - Shooting appears to be across lot lines
 - Does not have Lot Owner's approval
 - Appears to violate state laws/regulations
- Paragraph 5.17 Fires
 - Fires that appear to be in violation
 - Visible grills that violate restrictions
- Paragraph 5.18 Animals
 - Dogs left loose, not under control of Owner
 - Dogs chasing cars/cattle
 - More than 4 dogs visible on property
 - Livestock not contained, not under control of Owner
- Paragraph 5.19 Exterior Lighting
 - Any high intensity lighting