

VILLA SAN MARCOS HOA (VSM)
517 28 ½ Rd., Grand Junction, CO 81501

COLDWELL BANKER COMMERCIAL PRIME PROPERTIES MANAGEMENT
Barrett Miller
131 N. 6th St. Suite 300, Grand Junction, CO 81501
(970) 632-2776

RULES AND REGULATIONS

1. All Occupants are allowed a maximum of one parking place per unit and must be parked in assigned spot. Other vehicles must be parked in the garage or off of the property. This will be monitored through parking permits. Vehicles will be towed at owner's expense.
2. Vehicles are not permitted to park along No Parking red areas or near the dumpster. If ever an Emergency vehicle needs to come into the parking lot, they must be able to turn around.
3. Occupants shall exercise reasonable care to avoid making loud, disturbing, or objectionable noises. Quiet hours of the city of Grand Junction of 10 p.m. to 7 a.m. shall be observed. Unreasonable sound violations reported to VSM Management or City Police Department which are not remedied will result in a \$50 fine for each report thereafter.
4. Pet owners must pick up after their pets and dispose of waste in the trash.
5. Litter of any kind - empty containers, wrappers, boxes, bottles or cans should be discarded in the trash and not dropped or left anywhere on the property.
6. Garbage and trash shall only be disposed of in the garbage dumpster. Items unable to fit should be removed at owner/tenant expense.
7. Personal items shall not be left in the common areas when not in use. Trailers, ladders and other such personal items should be stored inside garage, not in front of units or in parking areas.
8. Patios are to be kept clean and neat and are not to be used for storage or hanging laundry.

A fine of fifty dollars (\$50.00) will be assessed to owners for each violation of these Rules and Regulations if there are complaints. A lien will be placed on the property if fines are unpaid.

If you would like to file a complaint, please email bmiller@cbcprimeproperties.com including the unit in violation with photos (if applicable) and your contact information with unit.

PERTINENT PHONE CONTACT
VSM HOA Manager
Barrett Miller
970-632-2776

Unit# _____ Date _____
