

Welcome to Brandon Estates

Congratulations on your new home! As you build your new house, or are just settling in, please use this quick reference guide to get familiar with some of our key HOA requirements and resources.

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Other Information

Website: www.brandonestates.org  <https://www.facebook.com/brandonestateshoa/>

HOA Management Company: CIC Management Solutions LLC—970-549-9044, info@cic-hoa.com

The website has all the HOA governing documents and policies and forms. You will find useful contact information. Facebook is a great way to organize garage sales and other community activities and to help each other out.

TO DOS:

- Please subscribe to the Brandon Estates HOA through the website which is the best way to keep you informed about irrigation and other important information.
- Contact Information: Please also complete the attached Unit Owner Information Sheet and return it to Brandon Estates, PO BOX 2750, Grand Junction CO 81502 or email it to info@cic-hoa.com

Highlights of Commonly Applicable Requirements

The table provide on page 2 reflects a summary of requirements around matters most commonly encountered by new homeowners, along with references of where further information can be found in the official HOA documents. To showcase the pride we take in our development, and to protect investments in our homes, the HOA will enforce our governing documents.



This information is not intended to be all-inclusive, is subject to change, and may be out-of-date. Please be sure to also reference current official documents.

This document is intended to be used as a guide for commonly encountered matters and is not intended to be all-inclusive. All information in this document is subject to change and may be out-of-date. Please be sure to reference current official documents (By-laws, CC&Rs, etc.) and/or direct questions to an appropriate board/committee member.

Highlights of Commonly Applicable Requirements

<i>Topic</i>	<i>Official Document Reference</i>
(1) Architectural Approval: “No building, fence, wall, sign or other structure shall be commenced, erected or maintained upon the Property (including the Common Area), nor shall any exterior addition to or change or alteration (<u>including without limitation painting, landscaping, irrigation systems, fences, trash receptacles</u>) be made until plans and specifications showing the nature, kind, shape, height, materials, location and other relevant information of the same <u>have been submitted to and approved in writing by the Architectural Control Committee...</u> ”	CC&Rs: 8.1
(2) Lots to be Maintained: “The Owners shall keep, maintain, and repair their Lots and improvements on their Lots (<u>including, for example, landscaping</u>) in a neat, clean, cultivated, attractive, and well maintained condition, free from the accumulation of trash and debris.”	CC&Rs: 11.5
(3) Yard Ornamentation: “All ornamentation in yards, such as figurines, plastic flowers, colored lights, windmills, bird baths or feeders, <u>shall either be screened from public view or approved by the Architectural Control Committee.</u> This Section shall not apply to seasonal holiday decorations which are promptly removed after the holidays or to the display of the flag of the United States of America. No clotheslines, dog runs, drying yards, service yards, wood piles or storage areas shall be so located on any lot as to be visible from a street. <u>Any accessory building shall be a maximum of eight (8) feet in height and shall be subject to the review and approval of the Architectural Control Committee.</u> ”	CC&Rs: 11.9
(4) Vehicular Parking, Storage and Repairs: “Any house trailer, camping trailer, boat trailer, hauling trailer, running gear, boat, or accessories thereto, motorcycle, truck (larger than one ton), self-contained motorized recreational vehicle, or other type of recreational vehicle or equipment, may be parked or stored on or within the Property <u>only if such parking or storage is done wholly within the enclosed garage located on a Lot or is otherwise screened by a solid fence six (6) feet in height (even if the vehicle exceeds that height).</u> ”	CC&Rs: 11.10(A)
(5) Vehicular Parking, Storage and Repairs: “Except as hereinabove provided, <u>no abandoned or inoperable automobiles or vehicles of any kind shall be stored or parked on or within the Property.</u> “	CC&Rs: 11.10(B)
(6) Fences: “No fencing, privacy walls or hedges exceeding three feet in height shall be constructed or permitted closer to any street than the nearest point of the residence on that Lot to that street. <u>All fences shall not exceed six (6) feet in height and be constructed of wood or, if approved by the Architectural Control Committee in its sole discretion, vinyl or plastic to maintain the aesthetic quality of the Property.</u> Chain link, cyclone or wire type fencing will not be permitted on the Lot.”	CC&Rs: 11.19
(7) Landscaping: “It shall be the duty and obligation of each Owner to complete the landscaping of his/her Lot inclusive of the front and back yards <u>within six (6) months</u> from issuance of a Certificate of Occupancy. The landscaping shall <u>include at least two (2) trees and one (1) must be in the front yard, and five (5) shrubs.</u> ”	CC&Rs: 11.23

Note: emphasis added