

# CRYSTAL RIVER PARK SUBDIVISION

## BYLAWS:

### GENERAL RULES

**This document is part of the Bylaws of the Crystal River Park and does not stand by itself. To understand your rights and obligations as a property owner in Crystal River Park and a member of the Homeowners Association, you need to have copies of the Association Documents which include the following:**

	The 1987 Articles of Incorporation are available on request
1.	Declaration of Covenants
2.	Bylaws, Part 1: Amended Bylaws
3.	Bylaws, Part 2: Architectural Regulations
4.	<b>Bylaws, Part 3: General Rules (This Document)</b>

May 14, 2013

## GENERAL RULES

The first six items are from the Declaration and Protective Covenants and may not be modified in the Bylaws. *Should differences in interpretation of any of these rules arise, the Board is responsible for deciding upon their correct interpretation.* Pitkin County rules apply and may differ in some details.<sup>1</sup>

1. **Restriction on Timesharing.** No Owner of any Lot will offer or sell any interest in such Lot under a "timesharing" or "interval ownership" or any similar plan.
2. **Hunting and Firearms.** The discharge or shooting of firearms of any kind shall be strictly prohibited within the boundaries of the Crystal River Park Subdivision. Firearms include but are not be limited to: rifles, shotguns, pistols, air guns, bows & arrows and crossbows.
3. **Subdividing.** Common areas, including those areas designated on the Plat (Section 3.20) as *Crystal River Park* and *Park Area*, shall never be subdivided into smaller tracts or Lots, nor shall they be conveyed or encumbered in any way less than the full original dimensions as shown on the Plat.
4. **Business or Commercial Activity.** Business activities are permitted so long as the impact is negligible on both vehicular traffic and the residential character of Crystal River Park. Businesses that involve more than occasional customer visits are prohibited. No signs may be erected within the subdivision advertising a business. Rental or leasing of a home for residential purposes, subject to use restrictions contained in these Bylaws, shall not be considered a business or commercial activity.
5. **Fireworks.** No fireworks of any kind, including hand-held devices may be discharged within Crystal River Park.
6. **No Mining, Drilling or Quarrying.** Mining, quarrying, tunneling, excavating or drilling for any substances within the earth, including oil, gas, minerals, gravel, sand, rock and earth, will not be permitted.

The following General Rules are part of the Bylaws of the Crystal River Park subdivision and are complementary to, and in addition to the Architectural Regulations.

7. **Speed Limit.** The speed limit is 15 mph. Driving in a hazardous manner is not allowed. In bad weather and especially during winter when the road may be very icy, much slower speeds are advised, especially as Highway 133 is approached. Due caution and respect for the residents are always necessary. Residents are encouraged to request violators to slow down and failing that, report violations to any member of the Board of Directors.
8. **Outdoor and Open Burning.**
  - a. Burning of refuse, lawn clippings, and the like are forbidden.
  - b. Propane powered grills and barbecues are preferred, although charcoal may be used. Charcoal grills must be in good condition with secure metal covers to close after use. Open fire pits are not permitted and existing ones must be removed.
  - c. Disposal of ash from indoor or outdoor fires must be done carefully: after a fire, ashes should be stored for at least 48 hours in a covered metal container before further disposal.

---

<sup>1</sup> For Information go to the Pitkin County Website: presently [www.aspenpitkin.com](http://www.aspenpitkin.com) → Find → County Code. You may also call the County or use their website to ask a question and you may expect a relatively prompt response.

## 9. Fire Safety.

- a. **Fire Hydrants.** For their own safety, members are responsible for assuring that brush, snow and debris are cleared from the immediate area around the roadside fire hydrants nearest to their property. The fire department does not do this. Full-time residents are most helpful in achieving this safety goal.
- b. **Additional Burning Restrictions.** Residents are required to conform to any additional restrictions on barbecues, outdoor fires or wood-burning imposed by Pitkin County, the Sheriff or the Board.

**10. Consideration for the neighbors and the neighborhood:** We have a number of restrictions and suggestions intended to keep Crystal River Park a pleasant place to live. This is not a complete list and the Board may restrict other activities to “keep the peace” in the subdivision. These include:

- a. **Occupancy.** No home shall be lived in permanently by more persons than it was designed to comfortably accommodate. In general this means no more than 2 adults per bedroom.
- b. **Property Maintenance.** Owners shall keep their properties safe, attractive, and in good repair.
- c. **Trash** should be removed promptly, never dumped, stored out of sight and *in bear proof containers* if to be picked up by a trash service. The County requires that refuse containers be placed out after 6 a.m. on the day of pick-up and returned indoors by 6 p.m. of that day.
  - i. Scrap material and garden clippings should be disposed of in a timely fashion.
- d. **Offensive or noxious activities** are not permitted. These include:
  - i. **Bright lights.** Outdoor lighting should be subdued and comply with County light pollution standards.
  - ii. **Bad or annoying odors** are not permitted. Septic systems must be well maintained. A failed system must be replaced promptly. A new septic system will require a building permit and must meet County code.
  - iii. **Loud noises:** Use chain saws, mowers and blowers between 8 a.m. and sunset.
  - iv. **Music** must not be played on loud speakers so loudly as to disturb the neighbors and should be turned down if requested.
  - v. County noise ordinances apply to noise and music. Non-emergency construction is prohibited on Sundays and Federal holidays. However, owners may work on their property as convenient and necessary with due consideration of the neighbors.
- e. **Outdoor pest and noxious weed control.** Within the Subdivision, rat pellets or other poisons are not to be used outside as wildlife and pets may be seriously harmed by these devices. If an owner has a problem which may require such use, Board permission is needed prior to the use of potentially harmful pesticides or other toxic techniques, and appropriate prior notice must be given to neighbors.
  - i. For noxious weed removal, an *herbicide information* search at [aspenspitkin.com](http://aspenspitkin.com) will reveal spot spraying herbicides in current use by the County and a list of licensed commercial operators.

- f. **Parking** outside the garage is limited to three currently licensed vehicles of a size similar to a car, SUV, van or pickup truck. Board approval is required to park larger vehicles for over two weeks.
    - i. Off-season recreational equipment, vehicles and other items shall be garaged, enclosed or screened from view.
  - g. **Parking on Subdivision Roads** is not permitted, except on special occasions at which time the Lot owner must guarantee emergency vehicle access.
- 11. Restriction on Animals.** Common household pets may be kept and shall not unreasonably bother or be a nuisance to others. Animals other than ordinary household pets require prior written approval of the Board. Two dogs are allowed per household and shall be kept on the owner's property and restrained when outdoors. When on a walk, dogs should be on a leash or sufficiently well trained that they are in full voice control. Persons walking a dog are required to pick up waste left on another's property.
- 12. Address.** Each dwelling will have a Lot address displayed which conforms to County code:
  - a. The address must be readily viewed from the road.
  - b. The numbers must be at least 2 1/2 inches tall,
  - c. made of reflective material, and
  - d. mounted on a post made of non-combustible material or on the house.
- 13. Signs.** The ARC must approve the design and location of personal residence signs, which must be no larger than 2 square feet.
  - a. One *For Rent* or *For Sale* sign, up to 30 inches high x 24 inches wide mounted on an inconspicuous support is permitted. The support and sign shall not extend more than 42 inches above the ground. This is the only on-site advertising allowed.
- 14. Damage by Owners.** An owner is responsible for repairing *any* damage caused to roads, natural drainage courses, utilities, Association or other property during construction, or by failure to properly install and maintain ditches and culverts, etc.
- 15. Heavy Equipment.** Tractors, heavy or construction equipment may not be stored within the subdivision unless in use on current projects within Crystal River Park.
- 16. Contacts with Association Attorney.** No member shall contact the Association's attorney directly without first obtaining the written approval of a majority of the (other) Board members, unless the individual assumes personal responsibility for the attorney's billing.

**The Crystal River Park Homeowners Association, Inc.,  
a Colorado non-profit corporation**

Attestation: I \_\_\_\_\_, being the Secretary of the Crystal River Park Homeowners Association, Inc., a Colorado non-profit corporation, hereby attest that these

**BYLAWS: GENERAL RULES**

were approved by a majority vote of the members of the Association and the Owners in the Subdivision on \_\_\_\_\_, 2012, with \_\_\_\_\_ votes in favor of the amendment and \_\_\_\_\_ votes opposed. Copies of the ballots are maintained in the Association's records.

\_\_\_\_\_  
By: Secretary of the Corporation

STATE OF COLORADO    )  
  )  
County of Pitkin         )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012 by \_\_\_\_\_ as \_\_\_\_\_ for .

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public