



**Shock Hill Property Owner's Association**

# Good Neighbor Policies, Rules & Regulations

Adopted March 2022

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# Good Neighbor Policies, Rules, and Regulations

## Shock Hill Property Owners Association

Adopted March 2022

### 1.0 Introduction

The Shock Hill POA is a unique residential community made up of single-family residences and duplex townhomes. The developers established Shock Hill as a **Limited Expense Planned Community** under the **Colorado Common Interest Ownership Act (CCOIA)**. They also established the property owner's association; Shock Hill Property Owner's Association (POA). The primary functions of the POA are to:

1. Maintain architectural and landscape integrity in the development
2. Maintenance of common interest property as well as the median strip on Shock Hill Blvd and the round-about islands
3. Remind members of certain use restrictions as enumerated in Town Ordinances, Shock Hill Declaration of Land Use Restrictions, and Shock Hill Design Guidelines.

The objective of these functions is to create and maintain a harmonious, attractive development while promoting the health, comfort, safety, and value of our member's homes and neighborhoods. The Shock Hill POA Executive Board (BOD) believes that strong Good Neighbor Policies will meet the goal of that objective.

### 2.0 Good Neighbor Policies and Rules

With a few minor exceptions, the Good Neighbor Policies and Rules are already established in The Town of Breckenridge Code ([www.townofbreckenridge.com](http://www.townofbreckenridge.com)) (annotated TC), the Declaration of Land Use Restrictions of Shock Hill (annotated DLR), or the Design Guidelines of Shock Hill ([www.shockhillpoa.com](http://www.shockhillpoa.com)) (annotated DG) put in place by the developers effective as of August 20, 1999.

This document is not intended to replace the By-Laws, Land Use Declarations, or the Design Guidelines, but to be considered in conjunction with these documents.

The Good Neighbor Policies will supplement but will not have precedence over individual HOA rules and regulations. Individual HOAs may elect to establish more stringent rules but cannot establish rules that are less stringent than the POA Policies.

The Good Neighbor Policies will be sent to all owners along with a one-page summary. A complete copy of the policies will be placed on file with the Manager of the Association. Each owner is responsible for knowing and abiding by the Policies. Violation of Policies by an Owner, Tenant, or Guest shall be deemed to be the act of the owner for purposes of assessment of fines,

remediation costs, or costs of other remedies. Any owner short-term renting must provide this document to their rental and/or property managers.

Shock Hill Property Management will deliver a copy of these policies along with the By-Laws and Land Use Declarations to all new owners of Shock Hill properties.

## Policies and Rules

### **2.1 Parking**

- A. Parking of a vehicle on the property or any portion thereof is permitted only within the parking space constructed for that purpose (DLR 10.21)
- B. Parking of vehicles on the roadway is prohibited.
- C. No trucks (except for pickup trucks and SUVs that will fit within the lot's garage), commercial vehicles, trailers, mobile homes, or detached camper units may be kept, stored, or maintained in Shock Hill. Just as an aside, there has been an RV parked in a driveway on Peerless for weeks. Vehicle parts, e.g., removable Jeep roofs, cannot be kept, stored, or maintained in Shock Hill, except within the confines of a garage. No boat, recreational vehicle, off-road vehicle, snowmobile, or trailer (with or without a boat, vehicle, or anything else on it) or other similar crafts or vehicles may be kept, stored parked, or maintained in Shock Hill except wholly inside a garage. All vehicles parked in Shock Hill must be licensed, registered, and operable.
- D. No damaged or unsightly vehicles may be kept, stored, parked, or repaired in Shock Hill.
- E. Sleeping in any vehicle parked anywhere in Shock Hill is expressly prohibited.

### **2.2 Noise and Offensive Activities**

It is the policy of the Town of Breckenridge to protect the health, safety, and welfare of its citizens and to promote an environment free from sound and noise which is disruptive of peace and good order, and which may jeopardize the health or welfare of its citizens or degrade the quality of life. (TC 5-8-1) The noise of this type constitutes a violation of the Rules regardless of the time of day or night it occurs.

- A. A noise source that creates sound over normal conversation levels between 10:00 pm and 7:00 am is prohibited. (TC 5-8-5)
- B. Individuals are encouraged to use hot tubs between 7 am and 10 pm. If hot tubs are used during the recommended hours, they should be done quietly.
- C. Sound cannot be amplified in any way on the exterior of any residence if the sound can be heard by neighboring residents, or anyone on the trails system, common areas, or rights of way (DG pg. 41 para. G1)

- D. No fireworks of any kind shall be carried, stored, displayed, stored, or exploded in Shock Hill (TC5-7-3)

### **2.3 Lighting**

To the greatest practical extent, homesites should be treated in a rural, unlit manner to prevent “light pollution” and “light trespass.” Because of the importance of the view of the stars in the night sky to the Towns’ residents and visitors and the Town’s value and practice of energy conservation, we desire to maintain a nighttime landscape that is as dark as possible. (TC 9-12-2 and -3) and (DLR 3.20). Exterior lighting should be used only to provide adequate light for safety and security while providing an environmentally sensitive nighttime environment that includes the ability to view the stars against a dark sky. (TC 9-12-3)

- A. Exterior lighting should only be used when necessary and should be extinguished as soon as possible and before 10 pm. Exterior lighting should not be illuminated overnight.
- B. All exterior lighting is required to be “dark sky” compliant by July 1<sup>st</sup>, 2025. Replacing existing non-compliant exterior lighting with energy-efficient, “dark sky” compliant lighting as soon as possible is encouraged.
- C. Inside lighting which is unreasonably bright and causes “light trespass” on a neighboring property is to be avoided.
- D. Seasonal tree lighting and patio lighting is permitted between November 1<sup>st</sup> through January 31<sup>st</sup>.
  - a. Generally, all lighting is approved by the DRC/developer. Nothing should be changed from that approved lighting, except with DRC approval. Wire strung outside lights that are added, e.g., to balconies, garages, are not permitted and the DRC has no authority to authorize such with the exception of the holiday lighting time period listed above.

### **2.4 Pets**

- A. Dogs, cats, and other customary household pets may not exceed three per home. All pets must be kept on a leash when outside of the owner’s residence. (DLR 10.18)
- B. No exotic or wild animals may be kept in Shock Hill.
- C. No horses may be kept in Shock Hill.
- D. Homeowners must clean up pet waste from their property. (TC 6-2-7) An owner or responsible person must remove a pet’s waste that is left on public or private property before leaving the immediate area where the waste was deposited. (TC6-2-6E)
- E. Excessive barking from dogs, either indoor or outdoor, can be considered negligence and fined at the discretion of the board.

## **2.5 Garbage**

- A. Refuse, garbage, and trash shall be kept in a covered container (receptacle) at all times and any such container shall be kept within an enclosed structure. (DLR 10.17(b))
- B. Receptacles may be placed curbside only on the day of pick-up after 6:00 am and must be removed by 10:00 pm the same day. (TC 5-2-2(B)) \*

## **2.6 Maintenance**

Unless maintained by a management company at the owner's expense, each lot shall be kept and maintained in a clean, safe, attractive, sightly condition and in good repair. (DLR 10.9)

## **2.7 Common Elements**

Shock Hill has common elements: The Preserve, the Shock Hill Blvd median strip, and most roundabout medians. The POA maintains those areas.

- A. Common elements are not to be used to store any personal property.
- B. Common elements are not to be used for the disposal of any materials.
- C. Pets must be on a leash any time they are outside a building structure, including within the common elements.

## **3.0 Design Review Boards**

- A. Any new construction in Shock Hill must obtain approval from its Design Review Board (DRB) before construction has begun.
- B. The landscape plans for new construction must obtain approval of the DRB before construction has begun.
- C. Any changes to the exterior of existing buildings in Shock Hill must first obtain approval from its DRB.
- D. Any major landscape changes must be approved by the DRB.
- E. Any tree removal other than for defensible space or to remove dead trees must be approved by the DRB.

## **4.0 Annual Registration of Rental Properties**

- A. The filing of a Rental Registration Form is now required on an annual basis by any owner renting their home for any period of time. The Registration Form shall be filed each year, on or before the date of the Annual Meeting of the Association.
  - a. If it becomes known to the Board or the Management Company that a property is being rented without a Registration Form on file for the property, the owner shall be

given notice that a Registration Form is required, and the owner shall file such form within 30 days or a fine shall be imposed in accordance with the fine structure outlined in this document.

- B. If a complaint about a property is received by the POA Board or management company regarding a rental and there is no Registration Form for the property concerned on file with the management company, an additional violation shall be imposed.
- C. Occupancy Limits: The occupancy of a rental is limited by the Town of Breckenridge code to 2 persons per bedroom plus 4 additional persons. The number of bedrooms shall be determined by the Town of Breckenridge in its licensing process.
- D. Each owner is liable for all fines levied against a tenant or renter.

## **5.0 Enforcement and Fines**

The following fee schedule will apply to all recurring covenant violations within 365 days.

• First Violation	Written Warning
• Second Violation	\$100
• Third Violation	\$250
• Fourth Violation or more	\$500

## **6.0 APPEALS, LIEN, AND COLLECTION**

- A. APPEALS: Any owner may appeal the decision of the Review Board to impose a fine by filing a Notice of Appeal, in writing, with the Board by delivering the Notice to the Shock Hill management company within 15 days of the date of mailing of the Notice of Fine Assessment to the owner by the Association. Any fine imposed by the Review Board shall be final if no timely Notice of Appeal is given and shall be paid by the owner within 30 days after the owner receives written notice thereof.
- B. HEARING ON APPEAL: Upon receipt of a Notice of Appeal, the Board shall schedule a hearing before the Board on the Appeal. The owner shall appear before the Board, in person, at the time of the hearing. The Board shall sustain the imposition of the fine if in the determination of a majority of the Board members a preponderance of the evidence shows that a violation of the Good Neighbor Policy and Rules occurred.
- C. LIEN AND COLLECTION: Pursuant to the provisions of Section VII, paragraph 7.7 of the Declaration of Land Use Restrictions for Shock Hill any fines which remain unpaid after 30 days shall become a lien against the property as well as a personal obligation of the owner(s) recoverable by a suit for a money judgment.

## **7.0 Communication**

To provide adequate communication, it is the property owner's responsibility to maintain accurate contact information at the Property Manager's office: i.e., Cell Telephone Numbers and e-mail address.

## **8.0 Phone Numbers**

Phone Numbers to Report Prohibited Activities Set Forth in This Policy:

**Noise and Parking Violations require notification of EACH of the following entities:**

1. Breckenridge Police Department Dispatch: (970) 668-6800
2. Breckenridge Short Term Rental Hotline: (970) 423-5334
3. Alpine Edge Property Management: (970) 453-2334, HOA Ext 3

**Trash Violations require EACH of the following to be notified:**

1. Breckenridge Short Term Rental Hotline: (970) 423-5334
2. Alpine Edge Property Management (970) 453-2334, HOA Ext 3

**Covenant and Other POA Related Matters:**

1. Alpine Edge Property Management (970) 453-2334, HOA Ext 3





# SHOCK HILL POA

## Rental Registration Form

Property Owner Name(s): \_\_\_\_\_

Rental Property Address: \_\_\_\_\_

Property Owner Mailing Address: \_\_\_\_\_

Property Owner Email: \_\_\_\_\_

Property Owner Telephone Number: HOME (\_\_\_\_) \_\_\_\_-\_\_\_\_ CELL (\_\_\_\_) \_\_\_\_-\_\_\_\_

Rental Management Company Name: \_\_\_\_\_

Rental Management Primary Email: \_\_\_\_\_

Rental Mgmt Company or Local Contact Phone Number: BUSINESS (\_\_\_\_) \_\_\_\_-\_\_\_\_

24 HOUR CELL (\_\_\_\_) \_\_\_\_-\_\_\_\_

Garbage/Recycling Service Provider: \_\_\_\_\_

*I/we acknowledge receipt of the Shock Hill POA Good Neighbor Policy, will send this document along to my rental management, and understand that a copy must be posted in the rental property so that tenants may be informed of the Association's policies and rules. I further acknowledge that as the property owner(s), I/we am/are responsible for the conduct of ant guests of the rental property.*

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

STR owners must attach a copy of current Town of Breckenridge Rental Business License to complete registration.



# SUMMARY

*of the Shock Hill POA*

## GOOD NEIGHBOR POLICY

This is a summary of the Shock Hill POA Rules & Regulations to provide guidance on common association issues to owners & their guests. This is not intended to replace the Good Neighbor Policies document, Bylaws, Land Use Declarations, or the Design Guidelines. See those documents at [shockhillpoa.com](http://shockhillpoa.com) for finer detail.

1. **Parking:** Only Cars and SUVs that can fit in the lot's garage may be parked on the property. No overnight street parking.
2. **Noise:** No noise over 50 dB between 10:00 pm and 7:00 am. 50 dB is roughly considered the volume of a normal conversation.
3. **Lighting** must conform to Town of Breckenridge Dark Skies Policy.
  - a. Holiday tree and patio lighting are only permitted between 11/1 and 1/1.
4. **Animals:** No more than 3 customary household pets allowed per property. All pets must be on a leash when outdoors in association common areas.
5. **Garbage** and trash must be in a covered container stored inside. Containers may be placed curbside only on the day of pick-up between 6:00 AM and 10:00 PM on pickup day.
6. Each lot shall be kept in a clean, safe, and well-maintained condition.
7. **STR Registration:** Owners of STR properties must register with POA management on an annual basis. This summary of the Good Neighbor Policy must be posted somewhere in the property such as the garage.

Thank you for doing your part to keep our community a special place to live. Please reach out to Alpine Edge Property Management at [HOA@AEPPropertyManagement.com](mailto:HOA@AEPPropertyManagement.com) or (970) 453-2334, Ext 3 with any questions you may have about these regulations.