

# FALL VALLEY HOMEOWNERS ASSOCIATION

## NEW OWNER INFORMATION

Welcome to the neighborhood. We are glad that you have joined the Fall Valley Homeowners community. The following information that the Board thought you might find helpful in getting you acquainted with the neighborhood and the Association.

**Board of Directors:** Attached you will find a list of the current Board members. Please feel free to contact them with any questions you might have.

**Owner Information Request:** Attached is an Owner Information Request form for you to complete and return to the Board to assist them in keeping the records for the Association.

**Volunteer Sign Up:** Attached is a Volunteer Sign Up sheet. In order to keep the Association Dues as low as possible and to encourage Homeowners to participate in the community, we are hoping that you will offer your assistance and volunteer with any special skills you might have. Please return this to the Board along with your Owner Information Request form.

**Use Restrictions:** At the closing for your home you should have received a Declaration of Covenants, Conditions and restrictions of the Fall Valley Subdivision, as well as the Bylaws of the Fall Valley Homeowners Association, Inc.. If you did not receive a set, please contact a Board member to obtain a copy.

---

In order to save you time we have attached an excerpt from the Declarations which shows the Use Restrictions for the Subdivision.

**Architectural Control:** Any substantial improvements which affect the exterior layout of your property (i.e. fencing, additions of garages or outbuildings, exterior paint colors) must be approved by the Architectural Control Committee. Requests for approvals on these items can be submitted to the Board of Directors, who will pass it onto the Architectural Control Committee with their recommendations. Remember, approval from the Architectural Control Committee does not guarantee approval from the City of Grand Junction for any required permits for additions.

**City of Grand Junction Codes for Neighborhoods:** The parks within the Subdivision are owned and maintained by the Fall Valley HOA, but the streets and sidewalks are owned and maintained by the City of Grand Junction.

### *City of Grand Junction Codes for Neighborhood Improvements*

***Purpose:** Municipal & Zoning codes are adopted to protect the health, safety & welfare of Grand Junction citizens & to foster compatibility of land use. More information on these codes can be found on the city web site [www.gjcity.org](http://www.gjcity.org). Your comments are welcome, please call Code Enforcement at 244-1593.*