

Canyon Creek Estates  
Rules and Regulations

**Short-term Rentals (STRs)**

STRs of all or part of a Lot shall be conditionally permitted in Canyon Creek Estates with the understanding that the primary concern is the enjoyment and wellbeing of the residents of Canyon Creek Estates.

**Definition:**

STRs are defined as any rental of less than thirty (30) days of all or part of a Lot.

**Primary Residence Requirement:**

To qualify as an STR, the residence must be the owner's primary residence and occupied by the owner for a minimum of 270 days per calendar year. No investor-owned STRs are allowed. Proof of primary residency is required as part of the application process and may include, but not be limited to, voter registration, driver's license, and tax returns. Owners can have only one primary residence.

**Application Process:**

An application approved by the Board of Directors of the Association must be on file prior to allowing occupants in an STR. A renewal application must be completed annually by January 1st in order to maintain compliance.

The application is available on the website at [canyoncreekestateshoa.org](http://canyoncreekestateshoa.org).

**Owner Responsibilities:**

Owners are solely responsible for ensuring the safety of the STR including compliance with all applicable local, state, and federal regulations.

Owners are solely responsible for all activities associated with the STR, including any violation of the Covenants or Rules and Regulations of the Association. In addition, owners are responsible for enforcing the following STR rules, which must be posted in the STR:

- Working smoke and CO detectors must be installed pursuant to CO state law.
- Pets, if allowed, must be on a leash at all times when not on the owner's property.
- No outdoor wood-burning fires are permitted.
- No outdoor smoking (tobacco and marijuana).
- No fireworks of any kind are permitted.
- Guests must be made aware of Garfield County fire-ban status which may preclude open flames of any type outside, including gas grills.
- No excessive noise is permitted at any time as defined by Colorado Revised Statute 25-12-103. Quiet hours are from 9 p.m. to 8 a.m.
- No house parties or events are permitted including any disruptive gatherings, open invitation gatherings, or any event that becomes a disturbance to the community by

creating excessive noise, excessive visitors, trash/littering, parking nuisances, trespassing or vandalism.

- Parking is permitted in designated parking spots only. No parking is allowed on the street or in access easements.
- Garbage must be stored inside until the morning of trash pickup.
- Bears and other wildlife frequent our neighborhood. All food must be kept indoors.
- No firearms may be discharged.
- No outdoor tents are permitted at STRs.
- No campers or recreational vehicles are allowed.
- No guests are allowed in excess of the posted STR capacity. Capacity shall be calculated by the number of legal bedrooms with double occupancy +1 guest.

**Designated Responsible Party:**

In the event the owner is not available or out of town, the owner must designate a person who is available 24 hours a day, 7 days a week to respond to any issues arising from the STR. The emergency contact shall be able to respond to the property within thirty minutes. The STR address, owner and emergency contact information will be made available to all property owners in the subdivision.

**Penalties for Violations:**

Penalties for violations of the STR Rules and Regulations will be assessed in accordance with CCEHOA Enforcement Policy.

**Complaints:**

Complaints regarding infractions that threaten health or well being, such as discharge of a firearm, the use of fireworks or outdoor fires during a recognized fire ban should be immediately placed to the appropriate public service agency by calling 911. Nuisance complaints regarding noise may also be referred to the Garfield County Sheriff's Office so that a report can be recorded. Complaints of this nature should also be recorded with the CCEHOA when it is safe to do so. All other complaints should be directed to the CCEHOA BOD at [Canyoncreekboard@yahoo.com](mailto:Canyoncreekboard@yahoo.com). and must include a detailed description of the complaint/violation including dates and times.

**Revocation of Approval:**

The Board of Directors of the Association may revoke the approval for an STR at any time for violations of STR rules or the covenants, rules and regulations of Canyon Creek Estates.