



Chateau Chaparral Owners Association

10795 CR 197-A
Nathrop, CO 81236
(719) 395-8282



Schedule of Fees & Fines

As revised August 8, 2022, by a vote of the CCOA Board of Managers
Fines are assessed in accordance with the Policy for Procedures For Covenant And
Rule Enforcement

Noncompliance Issue	References	Fine for failure to correct
No proof of ownership on file with the Association	Bylaws Art. VII, Sec 1	\$0 (Cannot vote) Has no standing in the association
More than three vehicles for transportation on site	Rules & Regs paragraph C	\$100
Secondary RV on lot over 15 days with no extension granted	Rules & Regs Paragraphs D,E	\$300
Secondary standard vehicle parked on lot more than 10 days without occupants in residence.	Rules & Regs paragraph F	\$200
Standard vehicle not being in operating condition	Rules & Regs paragraph F	\$200
Failure to notify the Association of lot renters and related information	Rules & Regs paragraph G	\$100
Construction without authorization from Architectural Committee or undocumented authorization change(s)	Arch. Codes Sec 3, part A	\$350
Lot occupied between November 1 st and April 1 st and not equipped with winter water for occupancy	Arch. Codes Sec 2, part I	\$350
More than two pets per residence	Rules & Regs paragraph A, i, a	\$100
Occupancy of any unit by more than four (4) persons in excess of three (3) weeks (The Board may grant an extension of an additional three (3) weeks based on circumstances.)	Rules & Regs paragraph A, i, a	\$100
Pets, dogs and cats, not under control of the owner at all times by means of a leash or fence. Failure to pick up feces.	Rules & Regs paragraph A, i, a	\$100
Lot not maintained: <ul style="list-style-type: none"> - Fire hazard free manner e.g. Dead trees, tree limbs, dead weeds and unusable lumber - Structures kept in repair, and painted to a clean appearance - Weed growth in excess of 10" - Firewood stacked away from the primary unit - Construction/contractor supplies stored on member lot 	Rules & Regs Paragraph J, viii, ix, x	\$200
Owner vehicle parked in a common area(s), lodge parking lot, shop/garage, bridge after 24 hours without approval of the Board of Managers	Rules & Regs Paragraph C	\$50
Failure to comply with all building and county codes/ regulations	Arch. Codes Sec 2, parts A-J	\$200
Other – Compliance issues contained in the Bylaws but not specifically stated above. (As stated in letter)		\$100