



Chateau Chaparral Owners Association

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



Schedule of Fees & Fines

As required under POLICY AND PROCEDURES FOR ENFORCEMENT OF GOVERNING DOCUMENTS adopted by the General Membership September 1, 2018, References revised **June 27, 2024**.

Fines are retroactive to the date of the first notification if not corrected by the date specified on the first notice.

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	\$50/month
Secondary RV on lot over 15 days with no extension granted	Rules & Regs Paragraphs D,E	\$200/month
Secondary standard vehicle parked on lot more than 10 days without Occupants in residence.	Rules & Regs paragraph F	\$100/month
Standard Vehicle not being in operating condition	Rules & Regs paragraph F	\$100/month
Failure to notify the Association of lot renters and related information	Rules & Regs paragraph G	\$50
Construction without permit from Architectural Committee or undocumented permit change	Arch. Codes Sec 3, part A	\$250
Lot not equipped with winter water for winter occupancy	Arch. Codes Sec 2, part I	\$250 + \$50/month
Parking in streets, roadways, alleyways, is prohibited by owners or guests at all times. Safety and Hazard issue.	Rules & Regs	\$100/occurrence
Pets, dogs and cats, not under control of the owner at all times by means of a leash or fence.	Animal Policy 2024	\$100/occurrence
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 	Rules & Regs Sec 4, para J, viii, ix, x	\$200/month
Owner vehicle parked in a common area without approval of the Board of Managers	Rules & Regs Sec 4, para C	\$250/month
Failure to comply with building regulations	Arch. Codes Sec 2, parts A-J	\$100/month
Utilizing hydrant water between October 16 – April 14	Water Service Policy	\$350.00 Immediate fee
Making noise with music, generators, ect. during quiet hours (10:00 PM – 6:00 AM)	J. General, xix.	\$100.00/occurrence
Open excavation trench without county permit, off season trench, and or open for more than 90 days.	Arch. Codes B. Construction, vi.	\$200.00/month
Other – Compliance issues contained in the Bylaws but not explicitly stated above. (As stated in letter)		\$100/month