

Braddock Hill

Good Neighbor Policy

Homeowners, Guests & Short-term visitors should be aware that the Property Owner Association has a strong “Good Neighbor Policy” to maintain our neighborhood's attractive, alpine residential character while safeguarding the health, comfort, safety, and value of our members’ homes and neighborhood. There may be substantial fines for violations of the Good Neighbor Rules. They are based on common-sense practices which residents have developed over time.

Noise and Offensive Activities – This is a quiet alpine neighborhood, and excessive noise and disturbances disrupt the quality of life for residents. Excessive noise (i.e., loud outdoor speakers and louder than normal conversation as heard at the property line) is not permitted at any time. Quiet hours are from 11 pm to 7 am.

Hot Tub hours – No time restrictions, but use must not disturb neighbors. This is a particularly sensitive issue for hot tubs close to neighboring homes.

No Fireworks – including carrying, storing, or exploding them in the neighborhood.

No Trespassing – Unless you are certain you are passing across public land, do not leave the public easements without permission.

Fires – Unscreened or uncovered open flame wood-burning outdoor fire pits of any kind are prohibited. Natural gas fueled fire pits are allowed. Barbecues are permitted, provided they are lidded cookers. All other types of uncovered portable or freestanding barbecues are prohibited.

Parking – This is limited to the hard surface areas constructed for parking or in garages. Parking is not permitted on lawns and landscaped areas. Parking is not allowed on public streets or rights-of-way. Vehicles parked on public or private roads may be towed without notice if they impede snow removal operations. Motorcycles, boats, campers, motor homes, trailers, and similar equipment may not be parked in driveways for more than 72 hours.

No Camping or Staying Overnight in Motor Homes or Trailers – This applies to private and POA-owned land.

Trash Management – Trash must be kept in a covered container in the house or other enclosed area. Trash containers may be placed curbside on pick-up day, but not earlier than 6 am, and they must be removed by 10 pm the same day.

Pets (generally dogs) – Braddock Hill is within the limits of the Town of Breckenridge therefore, the Town’s Leash Law: <https://www.townofbreckenridge.com/community/dogs/dog-regulations> applies to Owners’, Guests’ and Short-term visitors’ dogs in the neighborhood. The most common complaints relate to these excerpts from the Law:

- Any dog off the owner’s property must be on a substantial leash, not over six feet in length and under the control of a person competent to control the animal.
- The owner or responsible person must remove any animal waste from public or private property.
- It is unlawful for any animal to disturb the peace and quiet of any person or neighborhood by barking, fighting, howling, crying, etc.

Wildlife – Wildlife must not be harassed or fed, and food or food residue must not be left outside, especially at night. Large wildlife, such as moose, are extremely dangerous.

Outdoor lighting – “Dark Sky” is a priority. Use outdoor lighting only when necessary, and do not leave it on overnight except for security or house number lights.

Maximum Home Capacity for Renters – Each rental home has a maximum occupant capacity that may not be exceeded.

Exterior Modifications- All exterior modifications to a structure or lot need to be reviewed by the Association’s Design Review Board prior to any work commencing.

Enforcement and Fines Procedure

The association may assess fines for violations of any provision of this policy as follows:

-First violation, two hundred dollars (\$200)

-Second violation, five hundred dollars (\$500)

-Third violation and subsequent violations, one thousand dollars (\$1,000).