



Good Neighbor Guidelines

Background

When the Blue Mountain neighborhood was developed in the early 60's, protective covenants were established but the founders did not provide a mechanism or procedures to update these covenants. The original covenants are posted on the bmlha website. We recommend the Good Neighbor Guidelines below in addition to our covenants to maintain our unique community and everyone's quality of life.

Speed

Most of the roads in Blue Mountain Estates have **10 or 20** mph speed limits. Some of Blue Mountain Drive is posted at 30 mph. Residents frequently walk, run or bike on the roads, which have no shoulders or sidewalks. Wildlife can frequently be found on the roads and occasionally livestock may be present. Please be aware that posted speed limits are the maximum allowable speed and you should drive at or below these speeds at all times. Please advise all of your visitors, including contractors and your teenagers, to watch their speed and be aware of possible hazards at any time.

Noxious Weeds

Noxious weeds are non-native plants that disrupt our native vegetation and we have several types of these weeds in our community. They easily invade disturbed soil. Some examples of these weeds in our valley are Musk thistle, Canada thistle, Mullein, and Cheat Grass.

For more information, please visit the Colorado Department of Agriculture's Noxious weed list, <https://www.colorado.gov/pacific/agconservation/noxious-weed-species>. Please learn to identify these weeds and eliminate them from your property. Managing these weeds early will prevent a larger issue in the entire valley.

Light Pollution

We have many sky watchers in the valley so please avoid leaving outdoor lights on overnight. Also be aware of where your lights shine. Avoid or minimize use of outdoor lighting that shines toward your neighbors or off your property.

Fire Mitigation

All property owners should create a "defensible space" around your structure. Remember to stack firewood well away from your home or outbuildings.

Mail

Occasionally unsolicited catalogs or phone books are delivered and placed below or on mailboxes. Please pick them up and put them in your recycling. Sometimes packages are left by mailboxes or at the bottom of a driveway. If you see something left for one of your neighbors in an unusual place, please contact them or take it to them.

Parking on the road

Avoid parking vehicles, RVs and trailers on the road routinely. Using the road as a parking area creates a traffic hazard as well as inhibits road maintenance and snow plowing.

Noise

Please be considerate of your neighbors when choosing times to conduct loud outside activities such as mowing, construction or hosting large celebrations, etc.

Pets

Pets allowed to run loose in the mountains are subject to dangerous encounters with wild animals. They can also be a nuisance and danger to your neighbors. Keep your pets under control at all times. Bring pets indoors at night or place them in a kennel with a secure top. Don't allow your dogs to bark for long periods of time. In some locations of the valley, there can be an echo so the entire valley can hear a dog barking. Be a responsible pet owner.

New Construction and Property Improvements

All new construction and improvements to existing structures must comply with Jefferson County building regulations and be properly permitted and completed in a timely manner.

Contractors should avoid leaving unsecured trash, piling construction materials on the roads or on a neighboring property. Port-a-Johns should be secured so they don't blow over and removed in a timely manner when construction is completed. Unused construction materials should be disposed of properly.

Prior to constructing a new home or making any improvements to your home or property, please consider the impact on your neighbors. Be aware of the location and appearance of out buildings and storage sheds.

Livestock

Keep only as many animals as your property can sustain and maintain your fences and barns. Avoid overgrazing which can lead to erosion and noxious weeds. Be considerate of your neighbors when choosing a barn or chicken coop location.

Curb Appeal

Be aware of the general appearance of your property from the road and from your neighbor's property. Things to consider are the placement of RVs, unused vehicles, sheds, or supplies for that project you just haven't gotten around too.