

Hendrick Ranch Homeowners Association
Lot Maintenance/Sidewalk Obstruction Guidelines
July 2023

Hendrick Ranch complies with the Town of Carbondale Ordinance on sidewalk obstruction stated in Chapter 11 of the Municipal Code: “The Owner, occupant, lessee or person in control of any premise or property shall maintain the sidewalks adjoining such premises in good repair and in a safe, unobstructed condition, free of snow, weeds and debris.

The Ordinance includes the following:

Removal of snow, sleet or freezing rain must be accomplished within 24 hours of its cessation.

Snow or ice cannot be deposited on a public street, sidewalk, alley or other public property. The first offense incurs a fee of \$100, a second offense within the 12 month period following the first offense incurs a fee of \$250 and the third offense within the same month period incurs a fee of \$500. Additional fees and consequences are incurred if there is a fourth offense.

Items or materials of any kind cannot be stored or placed on any public street, sidewalk, alley or other property.

In addition, the Hendrick Ranch HOA requires that:

Trees, bushes and foliage on private property be trimmed so that the sidewalk is unobstructed and such branches, bushes or foliage are a minimum of 7 feet above the sidewalk and at least 12 inches from the edge of the sidewalk.

Vehicles parked in driveways cannot extend on to or obstruct the sidewalk.

Penalties for violations are addressed in Section 9 of the Rules and Regulations.