

Alpine Meadows Townhome Association Rules and Regulations

By Resolution of the Board of Directors
December 4, 1999

Under the authority given to the Board of Directors in the Bylaws the following rules and regulations are hereby adopted.

ALPINE MEADOWS PROPERTY

1. Excess noise will not be tolerated at any time. Noise annoying others will be considered excess. In the event Security Plus deems it necessary to call the Police Dept., the owner will receive an automatic \$250 fine and a second legitimate complaint requiring Security Plus (to be judged by Security Plus and the manager) will incur an additional \$250 fine.
2. Do not leave toys, bicycles, tricycles, etc., in the common area. These items can be stored on your porch according to the rules specified below (Rule #11). Bicycles may also be stored in owner's unit or in the bicycle storage closet attached to the hot tub building, given they are compliant with the rule specified below (Rule #9).
3. Large parties (10 or more), using the common area and/or recreational facilities are allowed if the Manager is contacted in advance.
4. Outdoor patio furniture in good repair only and gas grills (NO CHARCOAL GRILLS) are allowed on porches. Do not dry laundry on railings.
5. Firewood must be neatly stacked on the porch, no more than two rows deep, with a maximum length of 18". No cutting or splitting is allowed on site. Scrap lumber, is not allowed to be used as firewood.
6. Permission must be granted by Manager to attach anything to the exterior walls or to make any changes to the exterior of the building.
7. Common area walkways may not be obstructed in any way.
8. Any unit leaving or storing ashes anywhere but in the approved metal ash container, will be immediately assessed a \$500 fine (ash container is provided by the Association and is located by the dumpster).
9. Only operative bicycles may be stored in the storage closet located on the side of the hot tub building.

10. Dumpster is for residents domestic trash only. Do not use dumpster for any other purpose, including trash from your business or trade, waste from remodeling or construction materials. Check with Manager if you are not sure. Check with Manager if, you will be renovating your unit and need to dispose of construction materials; a fee may be imposed in some instances at Manager's discretion.

11. Since the front porches are considered common area and maintained by the Association, the following restrictions are being applied in order to keep the property from appearing run down. Only the following items may be on the front porches:

Allowable Items: Skies, snowboards, bicycles, tricycles, larger children's toys, (exceptions may occur, check with Manager if item is questionable), gas grills, patio furniture in good repair, firewood neatly stacked no more than two rows deep, and planters with plants well cared for. If there are other specific items you desire to be kept on your porch, Manager has final decision if it is to be allowed.

Items Not Allowed: Automobile parts, including tires and rims, boats, beer kegs, furniture designed for interior use, CHARCOAL GRILLS, personal items packed in boxes, household trash (even if bagged) and construction materials. (If you are renovating your unit, check with Manager as some temporary exceptions may be permitted). Manager shall have final authority to judge if items on front porches are in violation and will give fair written notice of violations, establishing a reasonable time for owner to correct violation. If violation is not corrected within such reasonable time established by Manager, then Manager may dispose of any items necessary to correct violation, at owners' expense.

12. Everyone provides their own firewood. Taking firewood from another unit's porch without their consent or from firewood cooperative storage area without permission, will incur an automatic \$250 fine. The owner may also press criminal charges with the police for theft. All owners have the option of participating in the firewood cooperative that is facilitated by the Manager. They must obtain their firewood from the locked storage area under the sundeck and follow all the rules of this cooperative.

13. The yard, walkways and rocky area next to buildings are common areas and may not be used for storage of any items.

PARKING

1. Parking spaces are limited to two per unit, one being the unit's reserved space.
2. Guest parking will be the responsibility of, the owner or tenant.
3. Inoperable or disabled vehicles are not permitted in parking lot.
4. All improperly parked vehicles will be towed at the owner's expense.
5. No maintenance or repair of vehicles will be allowed in the parking lot.

6. Storage or parking of vehicles not in use, trailers, boats, campers, RVs, or any item, other than vehicles in normal use, is not allowed.
7. Units using more than two spaces – on a temporary basis only – must use the remote parking. Temporary parking of more than two vehicles per unit should be no longer than two weeks. Manager shall have final discretion.
8. Motorcycles must be parked in a parking space and must never be parked in the walkways.

HOT TUB & SUN DECK BUILDING

1. Inconsiderate behavior, offensive language or excessive noise will not be tolerated.
2. Visitors must be accompanied by owner, tenant or short term guest.
3. No glass containers or sharp objects are allowed. A \$100 fine will be assessed.
4. Small children must be accompanied by an adult.
5. Hot tub hours of operation are noon till 10:00pm, and must be adhered to.

THERE IS NO LIFEGUARD

PETS

1. Pets must be restrained by owners on a leash, cord or chain, not more than ten feet in length or must be in the owner's arms at all times when outside the owner's unit in the common areas of Alpine Meadows and Whistler Village. Please note: The only pets allowed on the premises are pets of owners of Alpine Meadows units. Tenants are prohibited to have pets in their units or on the premises under any circumstances.
2. Pets may not be tied in common areas at any time or stored on porches.
3. Pets are not allowed in the hot tub and sundeck area at any time.
4. Pet owners are responsible for cleaning up after their pets immediately.
5. Any pet violations reported by Whistler Village residents or management will be taken seriously, investigated by Manager and all consequences listed will be enforced.

6. Pets are a privilege – not a right – as described in the covenants and By Laws. All pet rules must be followed or the Manager has the right to take away the privilege of keeping a pet in your unit. If your pet privilege is revoked, each day the pet remains in the unit will be considered a new violation, incurring a new fine. Fines are accumulative.
7. Owners may keep one dog maximum in their unit – temporary or permanent – upon approval by Manager. Owner must assure that their dog is well behaved, does not make excessive noise or otherwise create a nuisance for other residents. If Manager has reason to believe this will not be the case, Manager may deny a dog.
8. Owner may keep no more than two cats in their units, upon prior approval by Manager. Cats must be on a leash if out of their units and are expected to obey the same rules as dogs and other pets.
9. All other pets, in addition to dogs and cats, must be approved by Manager. Manager has full discretion to deny other pets for any reasonable reason.
10. Manager may determine that a specific dog or other pet is no longer suited to be kept in a unit because of excessive noise, aggressiveness, too many complaints or violations or any other reasonable reason deemed appropriate by Manager. Manager has final decision power to ‘evict’ a pet.

Alpine Meadows Townhome Association
PO Box 882409, Steamboat Springs, CO 80488

****** WARNING****

DATE: _____

UNIT: _____

IT HAS BEEN OBSERVED OR REPORTED THAT OWNER, TENANT OR GUEST OF OWNER/TENANT HAS VIOLATED ONE OR MORE OF THE FOLLOWING ASSOCIATION RULES:

- _____ UNAUTHORIZED DOG ON PREMISES
- _____ DOG NOT ON LEASH IN COURTYARD AREA
- _____ DOG FECES NOT PICKED UP AT TIME OF DROPPING
- _____ LITTERING IN YARD OR PARKING AREA
- _____ DISTURBING THE PEACE DUE TO LOUD NOISE, LOUD MUSIC, LOUD PARTIES, LOUD ARGUMENTS, ETC.
- _____ PERFORMING AUTO REPAIR OR MAINTENANCE WORK ON PREMISES
- _____ PARKING VIOLATION
- _____ USE OF HOT TUB AFTER OPEN HOURS
- _____ TRASH OR OTHER PROHIBITED ITEMS ON PORCH
- _____ OTHER: _____

THIS IS A WARNING. IF VIOLATIONS OCCUR IN THE FUTURE FINES MAY BE ASSESSED AS FOLLOWS:

| | 1ST OFFENSE | 2ND OFFENSE | 3RD OFFENSE |
|------------------------|----------------------|-------------|-------------|
| ANY DOG VIOLATION: | \$ 100 | \$ 200 | \$ 500 |
| OTHER VIOLATIONS: | \$ 50 | \$ 100 | \$ 250 |
| POLICE CALLED: | \$ 250 | \$ 250 | \$ 250 |
| GLASS IN HOT TUB AREA: | \$ 100 PER VIOLATION | | |

OWNERS ARE RESPONSIBLE FOR INFRACTIONS BY THEIR TENANTS AND GUESTS.

MANAGEMENT STAFF

Alpine Meadows Townhome Association
PO Box 882409, Steamboat Springs, CO 80488

****** FINE ******

DATE: _____

UNIT: _____

IT HAS BEEN OBSERVED OR REPORTED THAT OWNER, TENANT OR GUEST OF OWNER/TENANT HAS VIOLATED ONE OR MORE OF THE FOLLOWING ASSOCIATION RULES:

- _____ UNAUTHORIZED DOG ON PREMISES
- _____ DOG NOT ON LEASH IN COURTYARD AREA
- _____ DOG FECES NOT PICKED UP AT TIME OF DROPPING
- _____ LITTERING IN YARD OR PARKING AREA
- _____ DISTURBING THE PEACE DUE TO LOUD NOISE, LOUD MUSIC, LOUD PARTIES, LOUD ARGUMENTS, ETC.
- _____ PERFORMING AUTO REPAIR OR MAINTENANCE WORK ON PREMISES
- _____ PARKING VIOLATION
- _____ USE OF HOT TUB AFTER OPEN HOURS
- _____ TRASH OR OTHER PROHIBITED ITEMS ON PORCH
- _____ OTHER: _____

A FINE IS HEREBY ASSESSED IN THE AMOUNT OF \$ _____ AND WILL BE CHARGED TO THE OWNER. IF VIOLATIONS OCCUR IN THE FUTURE ADDITIONAL FINES MAY BE ASSESSED AS FOLLOWS:

| | 1ST OFFENSE | 2ND OFFENSE | 3RD OFFENSE |
|------------------------|----------------------|-------------|-------------|
| ANY DOG VIOLATION: | \$ 100 | \$ 200 | \$ 500 |
| OTHER VIOLATIONS: | \$ 50 | \$ 100 | \$ 250 |
| POLICE CALLED: | \$ 250 | \$ 250 | \$ 250 |
| GLASS IN HOT TUB AREA: | \$ 100 PER VIOLATION | | |

OWNERS ARE RESPONSIBLE FOR INFRACTIONS BY THEIR TENANTS AND GUESTS.

MANAGEMENT STAFF