

**Altair Vail Inn Association  
Rules and Regulations  
Adopted January 2013**

I. General

1. Altair Vail occupants are expected to respect their neighbors at all times, always taking safety into consideration. Each owner shall be responsible for the conduct of their occupants, guests, invitees and employees, including costs incurred from clean up, repair and incidental damage charges.
2. Owners and occupants shall exercise reasonable care to avoid making or permitting loud, disturbing or objectionable noises of any kind. All occupants shall use due regard for the comfort and enjoyment of others in the complex. No musical instruments or devices (including but not limited to stereos or televisions) shall be played in such a manner as to create an annoyance or disturbance.

Use of Common Elements

Definition of Common Areas: landscaped areas, parking areas, sidewalks, hallways, decks, stairwells and areas under the stairwells.

1. No permanent exterior alteration such as and not limited to, fencing, lattice, screen doors, or landscaping of any kind will be permitted without written approval of the Board of Directors.
2. No occupants shall install television, or radio antennae, machines or air conditioning units on the exterior of the project (including any part of the deck or balcony), or protrude through the walls or roof of the condominium unit except as may be expressly authorized by the Board of Directors.
3. No personal or household articles shall be placed on or in any of the general common areas. This includes but is not limited to bicycles, other sports equipment, or any unsightly materials. The association assumes no liability for, nor shall it be liable for, any loss or damage to articles left or stored in any common areas. Decks are considered Limited Common Elements, and the use thereof is governed by Clause III below.
4. Any damage to general common elements shall be repaired at the expense of the party responsible for causing the damage. Owners are responsible for the actions of their tenants, guests, invitees and employees.
5. Each owner shall at times provide the resident manager or managing agent with keys to their condominium unit. In the event a lock to a unit is changed, the owner shall provide the managing agent with a new key. If the owner fails to provide a key as provided herein, the association shall not be liable for any damage suffered by a condominium unit in the event the association deems it is necessary to enter by force.
6. Any common sidewalks, driveways, entrances and passageways shall not be obstructed or used by any unit owner for any other purpose than ingress and egress from the units.
7. No one is permitted to chop wood on any deck, balcony or inside of any unit at Altair Vail. Residents may chop wood on grassy areas or in the parking area, but must be away from the building and any vehicles so as not to cause damage. All debris from wood chopping must be cleaned up as soon as the resident is finished.

III. Use of Limited Common Elements

1. **No charcoal grills, smokers or open flames** are allowed per Eagle County fire code on

balconies, patios or any common area. Outdoor cooking on such areas shall be permitted only if such cooking can be accomplished without smoke. Outdoor grills shall be limited to gas grills or electric grills only.

2. Balconies, patios, and decks shall be used for enjoyment and storage. Storage on these areas should be limited to gas or electric grills, firewood, patio furniture in good condition (in summer only), and seasonal recreation equipment stored in a neat manner. The personalization of these areas must not interfere with the neighbors in any way. All other items left/stored anywhere on the grounds will be confiscated. No rugs, household articles or other materials shall be cleaned or dusted from windows, balconies, decks or patios by beating or shaking.
3. Firewood is permitted to be stored on decks if neatly stacked, but must be stored so that it does not touch the sides of the building. It may be covered with a brown colored tarp only.
4. No holes or punctures of any kind are permitted in the stucco siding.

### III. Satellite dishes

1. **Satellite dishes require Board approval.** Contact management for approval form.

### IV. Vehicles and Parking

1. No vehicle shall be parked in such a manner as to impede or prevent ready access to any part of the project (including entrances from the street) or interfere with snow removal operations. During winter months; any vehicle which has not been moved within a 24 hour period and thus impeding snow removal operations and causing snow build-up around the vehicle and/or the adjacent parking areas are subject to immediate towing (without notice) at the vehicle owners expense.
2. No repairs to motor vehicles shall be performed on the property except for minor repairs. (Minor repairs shall be defined as repairs that are able to be completed within a 24-hour period.) Absolutely no changing oil in the parking areas.

### V. Parking Permits

1. Parking and vehicle registration within the Altair Vail Inn complex is to be coordinated with the property management company. **All vehicles must have a parking sticker issued from the Management Company.** A maximum of two vehicles can be registered with each unit. Vehicles without parking stickers will be towed at the vehicle owner's expense.
2. Each unit has one assigned parking space and vehicles shall be parked within designated parking spaces only. You must park your primary vehicle in your assigned spot; a second vehicle may be parked in an unassigned guest spot on a first come, first served basis. A guest is considered to be NOT MORE THAN 48 HOURS. Any vehicle without a parking sticker can be towed after 24 hours. You may request a temporary parking permit for your overnight guests by contacting management.
3. Parking spaces may not be used for the storage of recreational equipment (i.e., boats, snowmobiles, etc.) Snowmobiles, motorcycles, all terrain vehicles and other self-propelled vehicles of similar characteristics or designs or use purposes shall be permitted on the project only as a means of ingress and egress and NOT for the parking thereof.
4. Unauthorized/abandoned vehicles will be towed at the owner's expense. Vehicles with expired license plates, unattended flat tires, up on jacks, in a state of disrepair, or parked in the same spot for an extended period of time will be considered abandoned (extended period of time to be determined at the discretion of the Board of Directors or management).
5. Commercial vehicles are not allowed in Altair Vail's parking areas overnight. A variance to his rule may be granted if the owner applies to the Board of Directors prior to parking a commercial vehicle in the parking area.

VI. Pets

1. Only owners are allowed to have pets. Up to two pets per unit is permitted.
2. Pet owners are responsible for the conduct of their pets and shall not allow them to create any inconvenience, hazard or unsightly mess on the common areas of Altair Vail or any adjoining property. Owners are responsible for the immediate clean up of their pets at all times and places. The owner must keep pets under direct control at all times. Direct control is defined as within visual sight and voice control distance. Owners are subject to Eagle County ordinances regarding pets.
3. Any pet that in the opinion of the Board causes a repeated disturbance or is objectional in any way shall be removed from the complex permanently upon 24 hours written notice to the pet's owner.
4. Pets may not be chained or tethered to decks or in the common areas.

VII. Garbage and/or Trash

1. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of common trash and garage facilities. The Association has provided an outside garbage dumpster. The trash pick-up services are responsible only to empty the dumpster and not to pick-up trash around the dumpster nor around the complex. All garbage shall be placed in sealed plastic bags and disposed of inside the dumpster.
2. Articles that CANNOT go into the Dumpster are:
  - a) Excessive trash or major household items (i.e. water heaters, appliances, lumber, mattresses, old carpeting, furniture, etc.)
  - b) Landscaping and constructions wastes,
  - c) Hazardous Materials including paint, motor oil, hydraulic oil, tires, batteries, untreated medical waste, chlorine, flammable material and any cans or drums that once held hazardous material.

If these types of articles are left at the dumpster, the Association will charge the individual responsible (or the unit owner) for the removal expense.

VIII. Insurance

1. Nothing will be done or kept that will increase the rate of insurance of any of the buildings, or contents thereof, without the prior consent of the Board of Directors. No unit owner will permit anything to be done or kept in the common interest community which will result in the cancellation of insurance coverage on any of the buildings or which would be in violation of any law.
2. Each owner must carry adequate interior unit coverage to make sure any gaps are covered that the association policy may not cover.

IX. Leasing

1. Owners are expected to use prudent judgement when leasing units for short or long-term periods. Owners will be held responsible for tenants whose conduct violates the association's rules, policies, declarations, etc.

XII. Dues, Payments and Assessments:

1. Homeowner Association Assessments are due and payable on the 1<sup>st</sup> of the month; Every month and deemed late on the 10<sup>th</sup> of the month.
2. Late charges of \$25 per month will be assessed on any unit for any outstanding balance due to the Association.

XIII. Fines

After 10 days written notice to any resident of their continuing, negligent disregard for any of the above Rules and Regulations, the Board of Directors shall have the right to fine the owners according to the schedule set forth below. Continuous and repeated violation for more than 2 months may result in the fine being raised to \$1,000.00 per month, plus the cost of actual damages. In all cases, unit owners are responsible for the behavior of their tenants, guests, invitees, and employees. It is also the responsibility of each owner to inform and enforce these Rules and Regulations with their tenants.

The Board of Directors has adopted the following Rules and Regulations enforcement:

- 1<sup>st</sup> **Infraction**- results in written notice to resident and owner with compliance requested within 48 hours  
2<sup>nd</sup> **Infraction**- results in a \$50 fine to the owner.  
3<sup>rd</sup> **infraction**- results in \$100 fine to owner.  
4<sup>th</sup> **Infraction**- results in \$250 fine per day up to \$1,000 a month for continued violation.

**Management Company:  
McNeill Property Management, Inc.  
2077 N. Frontage Road, Suite D  
Vail, Colorado 81657  
970-479-6047**