

PINE CREEK RULES AND REGULATIONS

PARKING

- 1) Due to the limited parking at Pine Creek each unit will be restricted to parking for 2 vehicles. One vehicle is to be parked in the garage and the second vehicle parked directly outside of the garage. Additional parking west of the dumpster enclosure is on a 'first come-first serve' basis. Owners and guests may be asked to move an additional vehicle off-site if not enough parking is available.
- 2) Parking at Pine Creek is by permit only. All Owners, guests, tenants and contractors are required to have a parking permit visibly displayed at all times. Unit Owners are issued specific 'Owner Permits'. Rental agents and Owners renting their units on their own are responsible for issuing permits to guests, family and friends. All permits are required to have the unit number and dates of stay displayed on the permit.
- 3) Please do not block other driveways, units or the trash enclosure entrance.
- 4) Please remove all vehicles parked outdoors, from the parking lot by 10AM on days we have 3" or more of snow for snow removal.
- 5) Pine Creek Townhomes do not allow trailer or recreational vehicle parking on site.
- 6) Vehicles in violation of the parking policy are subject to towing at the vehicle owners expense.

HOT TUBS

- 1) Hours for individual unit Hot Tubs use are from 8AM to 11PM.
- 2) Please be considerate of your neighbors at all times.
- 3) The Columbine Pool, located across the street, is an amenity available to all Pine Creek Owners and guests. The pool is managed by Blue River Property Management. They can be contacted at 970-453-6590 with any questions or issues specific to the pool facility. Pool hours:

May 28 through June 30 – 10AM to 6PM/staffed 1PM to close
July 1 through September 5 – 10AM to 8PM/staffed 3PM to close
Pool reopens with Ski Area Opening in Mid-November 2016

SMOKING POLICY

- 1) Smoking is not allowed in or on the Pine Creek Townhome Association General Common Elements or Limited Common Elements. As defined in the Association Declarations, General Common elements include the walkways, stairways, lawn/landscaped areas, dumpster enclosure, parking lot, balconies attached to each unit and all grounds.

The Association recognizes the rights of individual owners to allow or disallow smoking within their individual unit. The Association requires the immediate assistance of any owner and/or managing agent who allows smoking within their unit when this activity infringes upon owners and occupants of other units in any building. This assistance will include an immediate demand of the offending occupants to cease their smoking activity, ensuring the quiet enjoyment of all owners and guests of the Pine Creek Townhomes.

NOISE CONTROL

- 1) Each unit shares a common wall with the adjacent unit. Please be considerate of others. Keep the volume on stereos and TV at a normal level.
- 2) Quiet time is from 11PM to 8AM.

TRASH

- 1) A trash dumpster is located in the enclosure opposite units F & G. Enter the enclosure by the door on the side. After disposing of your trash please be sure all doors are secured when leaving.

SIGNAGE

- 1) Signs for Association purposes, such as "Refuse", "No Parking" and "Caution Falling Ice" are the only signs allowed on the exterior of the property.

- 2) One realtor sign is allowed in a window of the unit but all other realtor signs, management company signs or any sign of a specific unit owner are **not allowed on the exterior of the building.**

PETS

- 1) Only the owners are allowed to have pets. Be sure this is specified in your rental agreement. Owners are responsible for cleaning up after their pets.

BARBECUE GRILLS

- 1) As of January 1, 2000, charcoal barbecue grills are not allowed at Pine Creek. Propane Gas barbecue grills are allowed.

FINES

- 1) **Per Section 5.2 of the Association's Bylaws:** The Executive Board of Directors may levy a fine of \$25 per day for each day that a violation of the Declarations or Rules and Regulations persists after notification of the violation to the Owner.

ATTENTION

All Owners are required to post a copy of the HOA's Rules & Regulations inside of their unit.

During the winter months all owners and guest must be aware of snow and ice from roofs and roof edges. This is a high alpine environment and the Association or individual owners are not responsible for injury or property damage due to falling snow and ice.