

Telluride Lodge Homeowners Association
Rules & Regulations
October 2019

The Board has established the following house rules to ensure safety and quiet enjoyment for all owners and renters. Owners must communicate these rules to their renters. Owners are responsible for their tenants' actions.

Failure to comply with these rules will result in a \$50 per day fine to the owner, beginning three days after written notice, unless specified differently below.

Parking. Because parking at the Telluride Lodge is limited, only owners and registered guests may park on lodge property. All must park as directed by the HOA Maintenance Manager. **Any car not displaying a Telluride Lodge Parking permit or violating HOA parking rules is subject to tow or "booting"**. Detailed parking rules are outlined later in this document.

Pets. **Only owners may have a pet at the Telluride Lodge.** Tenants, whether short or long term, may not have pets. A "no pet" clause should be included in all rental agreements. Owners are responsible for picking up after their pets. Please refer to the Telluride Lodge Pet Policy later in this agreement.

Barbecues. For fire safety, **absolutely no barbecue grills, smokers, Hawaiian style torches, Mexican style chimeneas or other types of pottery fireplaces, or other types of fires may be used on porches or decks for any reason.** Grills are provided for your convenience at the picnic tables, during the appropriate seasons. Charcoal and lighter fluid are prohibited in all areas of the Telluride Lodge. If you wish, propane barbecues may be used on the ground at least 10' from the building or deck. The barbeque must be a safe distance from any combustible materials. For fire safety reasons, this rule is taken very seriously. There is a \$100 per incident fine for violation.

Quiet Hours. Quiet hours for the Lodge are 10:00 pm to 8:00 am. The laundry room and spa are closed from 10:00 pm to 10:00 am. Please respect your neighbors. *In addition to fines, violators will lose privileges to these facilities.*

Noise Restrictions. No loud parties or boisterous behavior is allowed in the units, such that same may bother other people staying in the Lodge. No loud playing of TV's, radios, stereos, or other musical instruments are allowed at any time. Barking dogs are included in the prohibition. Residents must comply with all Town ordinances in this regard.

Spa. No glass containers are allowed in the spa area. No nude or topless bathing is allowed. Anyone whose behavior is offensive, including but not limited to, intoxication, obscene language, behavior offensive to other guests and/or their children, may lose spa privileges immediately and must have a hearing before the Board to determine the length of prohibition. Children under the age of 14 must be accompanied by an adult.

Fire Lanes. No parking in the underpasses or fire lanes between spines is allowed, with the exception of active loading/unloading. Violators are subject to tow. Bicycles left in the fire lanes are subject to removal.

Common Area Storage. The common area around a deck is not a storage area for personal belongings. This area must be kept clear.

Common Areas. Plantings, including trees, in common areas require the approval of the Board and may be removed at the Board's discretion. Owners may be billed for the removal of unauthorized plants and trees.

Decks. Only patio furniture, bicycles and sport equipment may be stored on the decks. Equipment must fit on the deck (it may not hang over the balcony or floor). Decks may not be used for general storage; no trash or appliances are allowed. Owners are required to keep decks neat, as they can be seen from upper units and the hallways.

No smoking at anytime is allowed on the decks.

Bicycles. Bicycles in common areas must be stored in one of the bicycle racks provided in breezeways. Bicycles must be registered in the HOA office and display a TL decal. Abandoned or unmarked bicycles will be removed, stored for 30 days and then turned over to the Marshall's office.

Trash. Trash must be put in the proper containers located in the underpasses. Recycle trash containers are provided at the west side of the south breezeway of the 500 building and in the south 300 building breezeway. No "construction" trash is allowed in Lodge containers.

Occupancy Limits. There is a limit of two non-family occupants per bedroom. Exceptions to this are visitors or guests of owners whose length of stay is no more than two weeks per month.

Signs. No signs may be hung or displayed where visible from other units. This includes signs in the hallways, on doors, windows or exterior walls of units.

Receivers. While personal satellite dishes are permitted, location requires written approval of the HOA Maintenance Manager. No receivers are permitted above the roof line.

Hallways. Hallway doormats are not permitted. . Hallways may not be used as work areas. Tuning or "adjustments" to sport equipment is not allowed in hallways. Equipment includes, but is not limited to, skis, snowboards, and bicycles.

Construction Hours. All owners, construction, and other workers must follow the Construction Guidelines; particularly work hours, and cleanup policies. No work may begin before 8:00 am. Work (including clean up) must be completed by 5:00 pm each day. Refer to the Construction Guidelines for more detailed information.

PARKING RULES

Identification. Parking at the Telluride Lodge is limited. To insure that only owners and registered guests park at the Lodge, the Board contracts with an outside vendor to tow unidentified cars. ANY CAR NOT DISPLAYING A TELLURIDE LODGE PARKING PERMIT IS SUBJECT TO TOW OR BOOTING.

Management. All residents and renters must park as directed by the HOA Maintenance Manager. The Board has instructed him to boot or tow the vehicle of any violator who does not comply with these rules. Additionally, non-compliant residents and tenants are subject to fines.

Emergency / Fire Lanes. No parking in the underpasses or fire lanes/driveways between the spines is allowed. Parking is allowed on the driveways for loading/unloading (15 minute maximum). Parking is never allowed in the underpasses. Cars parked in the fire lanes or underpasses are subject to tow or booting without warning.

Registration. Every car parked at the Telluride Lodge must display a parking permit. A parking permit must be displayed in the front windshield of every vehicle parked. Owners and their guests should register their cars at the office when arriving to avoid parking tickets and towing charges. If it is not possible to obtain a temporary permit—a note identifying the vehicle should be displayed on the front dashboard. “Visiting Unit 308 + date”

Owner Permits. Owners and long term tenants must register their vehicles with the HOA. Owners and long term renters will be issued a decal to be displayed in the front windshield.

Parking Areas. Parking is available in the main parking area opposite the spa. Parking is also allowed on the east side of the 300 Building and the west side of the 500 building. Additional parking is available in Clark’s Market parking lot in the last row of the westside of the lot. Vehicles parked overnight in the Clark’s lot, must display Telluride Lodge permits.

Oversized Vehicles and Trailers. Trailers and/or oversized vehicles such as RV’s are allowed only the approval of the HOA Maintenance Manager.

Current license. All vehicles must have a current license and registration. All vehicles must be in working order as they may need to be moved for snow removal or other purposes.

Outside Contractors and Vendors. Service vehicles are not allowed to park at the Telluride Lodge. If such parking is necessary (e.g. loading and unloading, access to machinery), a pass must be obtained at the office or from the HOA Maintenance Manager. Unidentified vehicles are subject to tow.

Long Term Parking. If a vehicle must be parked for more than one week, the owner must leave a key to the vehicle in the HOA office. Vehicles parked for more than a week may be moved for snow removal as necessary.

Clark’s Lot. Residents who park for a week or more at a time are requested to park at Clark’s. The last row on the westside of the lot is reserved for Telluride Lodge vehicles. Vehicles parked overnight in the Clark’s lot, must display Telluride Lodge permits.

PET RULES

Owners Only. Pets, as defined by the Declarations, shall be permitted only to owners and their immediately family and only while they are in residence at the Telluride Lodge. Immediate family is further defined to include parent, child, sibling spouse or domestic partner.

Common Areas. Pets must be confined to the pet owner's unit, must not be allowed to roam free and may not be left unattended in any common area. Owners must accompany their pet when it is outdoors and shall keep dogs on leash or under voice control at all times when outside the owner's unit.

Waste. Owners shall pick up all pet waste immediately regardless of season, weather, or time of day. Pet pick up bags are provided in the breezeways, however absence of bags does not relieve the owner of responsibility to clean up. After initial written warning, a \$50 per incident fine will be charged to the owner.

Registration. All pets must be registered in the HOA Office. Owners must complete a pet registration form.

Nuisance or danger. No pet is allowed to become a nuisance or create any unreasonable disturbance and determined by the Town of Telluride codes or the Telluride Lodge Board of Directors. Prohibited behavior includes, but is not limited to, excessive barking, pets relieving themselves on walls or floors of common areas, aggressive behavior to other dogs or people.

Problems. Complaints should be made in writing to the HOA Office. Owners who do not comply with the pet rules are subject to fines.

Pets in Long Term Rental Units. If an owner rents his unit long term, a "no pets" clause must be included in the lease. If a renter has a dog or another pet, the owner will be notified and have 10 days to cure. If the pet is not removed, the *owner* shall be fined \$50 per day until the dog is removed.

Pets in Short Term Rentals. Short term renters may not bring dogs or other pets. If a pet is harbored in a TL unit, the short term rental company and/or the owner will be fined \$150 and have three days to cure. A additional fine of \$50 per day shall be assessed, if the pet is not removed by the end of three days. In all cases, whether or not a rental agency is involved, the owner of the unit is ultimately responsible for the fine.