

Telemark Townhome Association **RULES AND REGULATIONS**

January 1, 2018

To: All Telemark Townhome Association Owners

The intent of the Rules and Regulations is not for residents to feel overly burdened rather, maintain a clear protocol for operation and assist owners and tenants in their responsibilities to insure a pleasant atmosphere at the Telemark Townhouses. Listed below please find the rules and regulations:

Non-compliance with any of the rules and regulations is subject to fines as follows (unless stated otherwise).

First Offense	Warning-No Fine
Second Offense	\$50.00
Third Offense	\$100.00
Fourth Offense	\$200.00

(and subsequent violation of same rule)

Any and/or all collection and legal/administrative fees necessary to enforce compliance are the financial responsibility of the unit owner to whom the party that committed the offense resides. We strongly urge you to educate and inform all those residing within, and visiting your unit to understand and comply with these rules and regulations. Owners are responsible for informing tenants of the policies.

1. Payment of Dues, Fines, etc.

- a. Dues (annual assessments) are payable to Telemark Townhome Association at 1083 Lionsridge Loop, Vail, CO 81657 by the first of each month in the sum of \$500.00 or quarterly commencing on October 1 in the amount of \$1,500.00. There is a grace period of ten (10) days. (Payments received after the 10th of the month are considered late). An additional \$15/month is due for each natural gas appliance with the monthly assessment.
- b. Payments not received by the specified due date (whether they be for annual assessments, fines, special assessments, etc.) are subject to a \$25.00 late fee per month for payments not received by the 10th of the month up until three months (90 days) when an additional \$50.00 fee will be charged (total \$75 per month).
- c. Outstanding payments after 90 days are also subject to lien. Lien release/legal/administrative/mileage/fees or any other costs associated with the collection of overdue payments are the financial responsibility of the overdue owner.
- d. As stated above, owners are responsible for notifying tenants of Telemark's Rules and Regulations. Failure of either owners or tenants to comply with these Rules and Regulations will result in an initial warning. Second violation will be a \$50 fine payable by the owner. Third violation will be a \$100 fine. Fourth and subsequent violation will be a \$200 fine.

2. Parking

- a. Two designated parking spaces are provided for each unit (Article VI, C). Do not park in another's space—or allow a guest to do so, without the permission of the owner. Confer with neighbors if extra temporary parking is needed.
- b. Guests should post a note in their vehicles identifying which unit they are staying at.
- c. Move vehicles regularly for snow removal. If owners do not comply with this requirement they will be responsible for clearing snow from their individual parking spaces.
- d. Parking spaces are for motor vehicles only. Storage of wrecked or inoperable vehicles, trailers, boats, campers, truck or van, or recreational vehicles is not allowed (Article XII, section 12).

3. Snow Removal

- a. A snow removal company will arrive at various times throughout the day to plow snow from each parking area when the accumulation is greater than 3 inches.
- b. Move vehicles to allow for the complete clearing of the lots.
- c. If a vehicle is not moved, the vehicle owner is responsible for shoveling to clear the space and the surrounding area.
- d. Each occupant is responsible for shoveling their walkway and stairs to keep them free of snow and ice should a service not be employed by the Association.
- e. The Association will not be responsible for any accidents or injuries that may occur.

4. Pets (Animals – Resolution of the Board Article XII, 1973)

- a. Effective 10/01/14, tenants are only allowed to have pets as approved by the Telemark Board. Should the Board approve such a request, rented units will be charged an additional \$50.00 on the monthly assessments.
Note: The Board may make exceptions to this additional monthly assessment if the tenant(s) with pets demonstrates consistent responsible behavior in managing this privilege.
- b. According to Town of Vail ordinances, a pet owner or designee is responsible for “cleaning up” after their animal. The same holds true on the Telemark premises. It the pet owner's responsibility to clean up after pets. Violation of this responsibility will result in the implementation of the additional monthly assessment described above.
- c. Should any pet of a tenant be approved by the Board, the tenant will be required to execute and provide to the Telemark Board a “Pet Agreement” outlining further obligations of the tenant associated with keeping a pet on the Telemark premises.
- d. The owner of the unit being rented will be responsible for securing the signed Pet Agreement from the renter having the pet onsite.

5. Noise

- a. Noise is defined as any sound or sounds that are audible to anyone in an adjoining unit or from the outside.

- b. Keep television, stereo and especially late night company noise to a minimum. It is recommended that excessive noise should not occur after 10:00 pm during the week and 11:00 pm on the weekend. Warnings will be given to unit owners in cases of noise complaints/violations. Second offenses may result in fines as described under Item 1 above.
- c. Early morning noise, especially over the weekends should also be kept to a minimum.

6. Common Areas

- a. The entire parking and yard area are the responsibility of all occupants to keep clean.
- b. Cans, papers, bottles, cigarettes stubs, and any other “trash” are to be picked up and disposed of in the trash containers.
- c. Littering is not allowed.

7. Trash

- a. The one trash receptacle (dumpster and recycling), is located on Lionsridge Loop in front of unit #15 and is to be used for normal household trash.
- b. All trash must be bagged.
- c. Dumping of anything beyond “normal household trash” – tires, remodel or construction waste, furniture, appliances or abnormal volumes of household trash is the responsibility of the owner and is not to be placed in the common dumpster.
- d. Owners who do not reside in their unit may not utilize the trash receptacles unless granted special permission by the board.
- e. If a dumpster is full please notify the board.

8. Recycling – Effective July, 2014 it is mandatory by the Town of Vail

- a. The enclosure on Lionsridge Loop contains two (2) recycling “rolling totes.”
- b. Aluminum, all glass, #1 through #7 Plastics, and metal cans may be comingled in the one clearly labeled “rolling tote.” Plastic bags are not recyclable and are not to be placed in these containers.
- c. Paper in the other clearly labeled “rolling tote.”
- d. Carboard boxes, except pizza boxes, must be broken down and placed behind the “rolling totes.”
- e. All other recycling is the responsibility of owners.
- f. Recycling is picked up on Wednesday.

9. Occupancy

- a. No more than four unrelated people are to reside in any unit for long periods of time (more than a month).
- b. No more than six persons may inhabit a unit temporarily (i.e., no more than 14 days).

10. Pool

- a. The pool is open from approximately the middle of June through Labor Day weekend.

- b. Observe the posted rules for pool use. Children must be accompanied by an adult.
- c. Non-resident guests may use the pool unaccompanied by a resident if permission is given by the resident.
- d. Any damage caused to the pool by users will be billed to the owner who granted permission to use the pool.
- e. A contractor will clean the pool periodically and is also contracted to open and close the pool.

11. Lights

- a. The common area lights are maintained by the Association. Please notify the board if a walkway light is out or missing.
- b. Outdoor lighting on each unit is the responsibility of the owner.
- c. Use only LED bulbs.

12. Heating system/Plumbing (common boiler)

- a. Gas is a major expense. Conservation of energy is urged.
- b. Zone valves and the Units heating system are the responsibility of each owner and annual inspection is recommended.
- c. The Association is not responsible for frozen pipes.
- d. Please be sure the heat is on in your unit as winter approaches. If your unit is not occupied regularly, 55° is the recommended thermostat setting. Each Unit must have shut off valves to isolate the Unit from the common hot and cold water supply lines. These valves and the internal plumbing of the unit are the responsibility of the individual Unit Owner. It is recommended that the water be turned off when a Unit is not occupied for an extended period of time.

13. Keys

- a. Each owner is responsible for having a spare key or their code stored in the key box.
- b. Contact one of the Board Members to have a key or the code placed in the box.
- c. Only Board members have access to the key box.

14. Accurate Address and Emergency Numbers

- a. Owners are responsible for submitting current mailing address and phone number(s) to the Board Secretary and if possible a current email address.
- b. Owners are responsible for submitting the contact information for tenants.

15. Limitation on capital expenditures

- a. No capital expenditure shall be undertaken by the board of directors reasonably estimated to exceed \$25,000.00 without first obtaining the written or electronic approval of 55% of the homeowners owning a Telemark Townhouse unit.
- b. For any expenditure estimated to exceed this limitation, the Board of Directors will notify all owners, at the address or e-mail address currently on file, with the details outlined and the expenditure to be incurred.

- c. Information such as the operation to be conducted, estimated price, bids received and the purpose of the expenditure will be included in this notice.
- d. Each owner will have 30 days from the date of notice to respond in writing as to the approval or disapproval of the proposed expenditure, mailed, or e-mailed to the Association.
- e. Each owner's response must be received by the Association prior to the expiration of this period. Any owner failing to respond within the 30 day period will be deemed to have approved the expenditure.

16. Insurance

- a. All owners are required to carry insurance on the interior of their unit to cover damage and contents.
- b. Coverage will be in the following amounts:

Dwelling \$75,000

Contents At least \$50,000 or a higher amount at the discretion of the Owner

Personal Liability \$200,000 Each Occurrence

- c. In most instances damage to the interior of any unit will first be covered by the individual insurance policy of the owner.
- d. Additional coverage may be available under the Telemark Townhouse Master Policy subject to review by the Board. Payment of the deductible if the Master Policy provides coverage will be the responsibility of the individual unit owner
- e. Any individual unit owner choosing not to carry "contents" insurance will sign a waiver whereby the Association policy will not be available for coverage.
- f. Each owner will provide the Telemark Townhouse Association a certificate of insurance or other verification from the owner's insurance provider. This verification should be sent via mail to 1083 Lionsridge Loop, Vail, Colorado 81657 or emailed via PDF to TelemarkTHA@comcast.net

18. Maintenance

- a. All owners will reasonably maintain the interior of their unit to prevent any damage to adjoining units or the common areas.
- b. This will include plumbing, electric and any appliances installed or used within the owner's unit.
- c. Costs of maintenance will be at the sole expense of unit owner.
- d. Should the maintenance item(s) be determined "central or common" to the complex, Association funds may be available to cover the cost(s) of repairs.

Notice: The Board may provide notice via email or written letter in regard to any of the provisions contained in these Rules and Regulations.

- a. Should you have any questions, comments or suggestions please complete the "Issue Form" and submit it to TelemarkTHA@comcast.net

Additionally, should you encounter any problem related to inadequate heat, hot water, flooding, etc., please contact any member of the Board.

President:

Frank McCluer
(970) 476-3805

Vice President-Treasurer:

John Trueblood
(303) 782-0542

Secretary :

Terresa L. Herbst
(970) 390-6297

Members at Large:

Lori Kepner
(303) 798-7175

Ric Almas
(305) 632-6323