



Property Rental Rules and Regulations

(And Other Helpful Rental Hints)

In an effort to proactively address common concerns for **property owners** who choose to **rent** their homes to others the following list of applicable **rules and regulations** that currently exist in our governing documents:

- **Owners are responsible** for the violations of tenants/guests and are responsible for fines levied against their property.
 - EagleVail Amended Bylaws, Article I, Section 1.03.
- **Lock-offs are not permitted** in EagleVail. An owner may not rent any part of the house that is less than the whole house.
 - EagleVail Amended and Restated Declaration, Article VI, Section 23, Temporary Accommodations and Article VIII, Section 7, Leases
- **“Bed and Breakfast”** operations are not allowed.
 - EagleVail Planned Unit Development Guidelines (PUD), Use Restrictions and Guidelines, a) (3) and b) (3) Bed and Breakfast.... specifically prohibited.
 - EagleVail Amended and Restated Declaration, Article I Section 4, Article VI, Sections 22 and 23.
- The number of **unrelated persons** living together may not exceed four (4).
 - Eagle County Land Use Regulations,
(<http://www.eaglecounty.us/Planning/Land Use/Land Use Regulations/>, page 2-19 (Family) and 2-16 (Dwelling Unit).
- Each person living in a unit must have **no less than 300 square feet** of living space.
 - (<http://www.eaglecounty.us/Planning/Land Use/Land Use Regulations/>, page 2-19 (Family) and 2-16 (Dwelling).
- One family or group renting a unit must be on one lease. **Multiple leases for individuals are not allowed.**
 - EagleVail Amended and Restated Declaration, Article VI, Section 23 and Article VIII, Sections 7.

Helpful Hints for Landlords:

- Provide EV POA with the phone numbers/email addresses of owner and local caretaker / property manager; and/or property owner’s phone numbers/email addresses. This could allow us to help resolve differences & problems before being forwarded to the board for resolution. Please email this information to Amy VanGoey at Amy@BoldSolutions.net Give your neighbors these numbers. They can help the absentee owner by notifying them of problems such as broken pipes, ice dams, inconsiderate renters/guests, etc.
- Information that should be included in a lease:
 - A copy of EagleVail’s covenants, rules & regulations

- List number of occupants and provide penalties if that number is exceeded. For long term rentals, make sure this number of occupants is in line with the Eagle County building code. (No more than four (4) unrelated people can reside in one residence).
- Provide penalty provision if rules & regulations are broken
- Number and types of pets.
- Requirement to maintain curb appeal (mowing, etc.) if applicable.
- Parking Rules (where they can and can't park on the property). Make sure this includes no parking on the street and yards.
- RVs, snowmobiles, jet skis, trailers, etc., may not be stored on any property unless inside a garage.

It's always a good idea to provide Renters and Guests with a list of the most prevalent concerns that our guests may face in EagleVail in order to make their visit as enjoyable as possible:

- **Parking Rules** (where they can and can't park). The most common complaint here is parking on the wrong side of a duplex. Make sure this includes no parking on the street and yards.
- **Dogs** must always be on a leash at all times, including in parks and on the golf course, unless within a fenced yard or house. Make sure to clean up after your dog always.
- **Trash/Recycle Pick-up day.** Trash cannot be put out until the morning of the pick-up day as bears, birds, dogs, etc. will create problems. Containers should be tightly closed. Containers must be put away by the end of pick-up day.
- Unreasonably **loud or annoying noise.** Many complaints here center on arrival and departure of guests to quiet neighborhoods and hot tub activities.
- Rules about moving cars to allow for adequate snow plowing in the winter. This includes **no "on-street" parking.**
- **RVs, snowmobiles, jet skis, trailers, etc.,** may not be stored on any property unless inside a garage

Conflicts occasionally arise between neighbors, and most can be settled amicably between the parties, but if you need advice, the below list may be helpful:

- Dogs running at large or unleashed:
 - Eagle County Animal Services: 970-328-3647
 - EagleVail: Scott Bennett 970-949-6070
 - Eagle County Sheriff's Office: 970-479-2200
- Unreasonably Loud or Annoying Noise:
 - Eagle County Sheriff's Office: 970-479-2200
 - EagleVail: Scott Bennett 970-949-6070
- Unreasonably bright or glaring lights:
 - EagleVail: Scott Bennett 970-949-6070
- Noxious or Offensive Odors:
 - Eagle River Fire: 970-479-2200
 - EagleVail: Scott Bennett 970-949-6070
- Parking issues call:
 - Eagle County Sheriff's Office: 970-479-2200
 - EagleVail: Scott Bennett 970-949-6070
- Trash issues call
 - EagleVail: Scott Bennett 970-949-6070

Any questions can be directed to Compliance Officer Scott Bennett (scott@boldsolutions.net) or the EVPOA Administrator Amy VanGoey (amy@boldSolutions.net) at 970.949.6070.