

Highlander Townhomes HOA Rules & Regulations 2017

Address of Highlander Townhomes Locations: 300 -336 Kings Crown Rd. and 01 -305 Primrose, Breckenridge, Colorado, 80424

For Deliveries and Emergency Calls, the Unit # on the exterior, and street name indicates address and location of your unit.

Four Seasons Property Management Company 970-453-1403

PARKING

- All vehicles parked within Highlander Townhomes shall be parked either in the garage or on the private driveway with no more than 2 Vehicles per unit – 1 in garage & 1 in driveway.
- No Parking in any common area. Temporary parking for deliveries is permitted so long as vehicle is attended. Parking for maintenance, repairs, or remodel is permitted as arranged by owner through Management Company.
- Fire lanes, common area driveways must always be accessible.
- Vehicles in excess of 25 feet long or 6000 pounds are not permitted.
- No trailers, campers, motor homes, snow mobiles are permitted to be parked on Highlander property.
- Improperly parked vehicles may be towed, without notice, at the owner's expense. For information to retrieve towed vehicles, contact the management company. Owners are responsible for parking violations of their guests, renters, invitees or others there on their behalf.
- No prolonged idling of vehicles on Highlander property – as per Town of Breckenridge Ordinance. Considered to be a public safety and health hazard.
- No abandoned vehicles. These will be towed. Abandoned is any vehicle unattended and without management company permission parked in any common area.

COMMON AREAS

- Used only for ingress & egress.
- May not be used for recreational or play activities including, but not limited to, skiing, snowboarding, sledding, roller blading, skate boarding, biking, or any ball or toss games.
- No obstruction of common area with personal property is prohibited, including, but not limited to, bikes, sleds, skis, snowboards, ski poles, baby strollers, toys, furniture.
- **Closed** trash containers may be placed on the common drive but only on Trash Days.
- The Highlander Townhome Owners Association, its property owners, and Management Company assume no liability for any injuries or death caused in any common area, driveway, or any other property location

within the Highlander complex by any person who is in violation of any of the Association rules and/or regulations.

- The Highlander Townhome Owners Association, its owners, and property Management Company assume no liability for any loss or damage to personal property left in the common area, in any driveway, or in any part of the Highlander complex.

TRASH

- All trash shall be disposed of in the trash containers provided in each unit's Garage. No uncontained trash or trash garbage bags shall be placed outside the unit. The Management Company or unit owner will place the trash containers outside the garage only on trash collection day and will return the containers to the garage on the same day after collection. Garage Keypad access must be provided to the Management Company for them to take the trash container in and out.
- If strewn trash removal and/or clean up is necessary by the Management Company, due to violation of the above regulations, a *minimum* cost of \$100.00, ***per incident***, shall be assessed to the owner for the cost of the trash removal/clean up.

GARAGE DOORS

- As the garage space is heated garage doors must be kept closed at all times when not used for ingress or egress or when unattended.- Open garage doors may attract bears, foxes, or other wild animals.

CONDUCT & BEHAVIOR

- Town quiet hours of 10:00 PM to 7:00 AM shall be observed. No unit owner, family member, guest, renter, or animal shall make, or cause to be made, any loud, disturbing, or objectionable noises in their unit, on outside decks, on common areas, or any other part of the Highlander premises, that would interfere with the rights, comfort, or convenience of other owners or occupants.
- No federally regulated illegal drugs shall be permitted or used outside of any owner's unit, in the common areas, or any other part of Highlander premises outside of any owner's unit.
- Owners shall be responsible for adhering to all federal, state, and local laws with regard to drugs, alcohol and/or any manufactured substance and shall be responsible for the behavior of their family members, guests, lessees, and any property damage caused to their unit, or any other property damage, on Highlander premises, by family members, guests, renters, and invitees in and outside of their units related to the use of such drugs and substances.

DAMAGE TO ANY UNIT OR PORTION OF HIGHLANDER PREMISES

Any repairs necessitated by damage to the building, structure, landscaping, pavement or any other portion of the Highlander premises, caused or inflicted by a unit owner, family member, guest, invitee or lessee, shall be assessed to, and paid by, the unit owner who was either directly or indirectly responsible for said damages.

OUTDOOR GRILLS

- Charcoal grills are prohibited without exception.
- Rental guests or lessees are prohibited from the use of any grill on Highlander premises or on any unit's deck or property.

PETS

- Unit owners and their family members are allowed to keep domestic pets on the premises. Owners may keep no more than 2 animals in their units.
- Renters, guests, or other persons are not permitted to keep a pet on the Premises.
- The animal's caretaker must remove solid pet waste promptly.

CLEAN AIR

Owners, guests, lessees, invitees and occupants have a right to clean air. No person shall cause any compromise of clean air to others in their units or on Highlander premises, by their actions such as car idling and exhaust, cigarette (or e-cigarette), cigar, or marijuana smoking, use of strong chemicals, pesticides, or any other material or substance, including failure to remove or have trash removed. Provided always that any emission from the aforementioned actions of smoking are wholly contained within their unit, nothing in these Rules and Regulations shall prevent an owner from smoking inside their unit.

These Rules and Regulations shall be posted by all owners in a conspicuous and readily visible place to all who enter the unit.

The regulatory documents governing Highlander owners include, but are not limited to, in addition to these rules and regulations, the association declarations, the association by-laws, the UVHOA (Upper Village Homeowner's Association) Regulatory Documents, CCIOA (Colorado Common Interest Ownership Act) , and all applicable local, state and federal statutes.

Highlander Townhomes HOA
April 5th 2017

