

LEWISTON TOWNHOUSE CONDOMINIUM ASSOCIATION

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The Lewiston Townhouse Condominium Association (LTCA) strives to maintain a community where people want to live harmoniously with their neighbors and the surrounding wildlife. We ask you to help us maintain this way of living by adhering to our community policies. For a complete list, please read through our rules, regulations and policies on our webpage. Below is a summary of the most used:

Exterior Changes

Any changes to the outside of your unit must be approved by the board. This includes items like storm doors, lighting, windows, patio doors, antennas, satellite dishes, landscaping, fences, plantings, mulch or shrubs.

Limited Common Elements

Limited Common Elements are defined as patios, entrance area, porches, decks. The exterior patio, porch or deck maintenance and upkeep is the responsibility of unit owner. The repair or replacement of the unit deck including supports, floor and railing is the owner responsibility.

Pets

Pets must not be left unattended on patios or balconies. Pets are required to be under the control of a caregiver at all times, leashed when on common area property. Persons with pets are responsible for immediately cleaning up after their pet. No pet shall be allowed to become a nuisance or create any unreasonable disturbance.

Occupancy and Rentals

Occupancy is limited to four people in a 2-bedroom unit and six people in a 3-bedroom unit. No rental is to be of less than a **Twelve**-month duration. Vacation rentals are not permitted. Owners must submit a \$500 refundable deposit at time of occupancy. Renters must submit renter's insurance with liability limits of \$500,000.

Parking

The marked visitor spaces are for short term parking of non-resident vehicles. The visitor spaces are not to be used for residents' overflow for extra vehicles. Each unit is restricted to no more than 2 legally registered and licensed passenger cars or no larger than a ¾ ton pickup truck or van. One of the vehicles is to be parked in the garage.

Outside lighting, Appearance, Noise , Signs

Holiday lighting and décor may be displayed for a period of no longer than 60 days. Signs placed for exterior view for property or personal goods sales, elections, religious or event notifications are required to be removed immediately after the event concludes. Installation of any exterior lights in the LCE are recommended to conform to the Estes Valley dark sky policy.

Trash

The dumpster is for resident household waste only. All trash must be placed INSIDE THE DUMPSTER and the lid closed and bear bar replaced. Boxes should be flattened. No construction materials, hazardous waste, electronic devices, furniture, appliances or commercial waste may be placed in the dumpster.

Appearance

No outside clothes/laundry hanging is permitted. Care must be taken on noise volumes of TV's, radios, musical instruments, etc. No unit will be allowed to become an eyesore to the common area or public view. Miscellaneous equipment, tools, trash cans, tires, wheelbarrows, ladders, play equipment, bicycles, etc. must be stored in the garage or in an approved enclosed storage container.