

## **ANCHORAGE WEST CONDOS**

512 Tenderfoot PO Box 2590  
Dillon, CO 80435



**ASSOCIATION OFFICE**

(970) 468-9137

### **ANCHORAGE WEST ASSOCIATION RULES & REGULATIONS**

Effective date: February 1, 2012

**Authority:** After review and comment by the Owners, the Board of Directors adopted these Rules and Regulations pursuant to authority provided in the Condominium Declaration and the Bylaws of Anchorage West Association.

**Purpose:** These Rules supplement the provisions of the Declaration governing conduct and behavior expected in the community. Each owner and occupant should be conversant with the provisions of these Rules,

#### **1. Emergencies:**

A. In case of medical emergencies, owners and occupants should request assistance as appropriate from hospitals, doctors, dentists, etc. The Resident Manager should be informed of injuries occurring on common elements of the Association.

B. The Fire Department and the Resident Manager should be contacted immediately in case of fire.

C. The Resident Manager should be notified immediately of disruptions of utilities, services, heat, broken water pipes, roof leaks, etc.

#### **2. Monthly Condominium Assessments**

Monthly Condominium Assessments are necessary to fund the common expenses (utilities, salaries, insurance, etc.) of all owners. It is essential that owners pay the monthly Condominium Assessments when due, on the first of each month. A late charge, as established by the Board of Directors, will be assessed for payments not received within the month due.

#### **3. Resident Manager:**

A. The Resident Manager is an employee of Summit Resort Group and is responsible to SRG for performance of his duties as the on site manager for the operation of the complex. The President of the AWA Board of Directors is the central point of contact with Summit Resort Group and the Resident Manager. Any comments, complaints, or concerns regarding the operation or maintenance of the property should be referred to a member of the AWA Board of Directors.

B. The Resident Manager, members of his or her family, and their out of area guests shall have the privileges (use of) of the recreational facilities on the premises.

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C. The Resident Manager and staff are adequately compensated and gratuities are not to be given for performance of regular duties and responsibilities. This does not preclude appropriate remembrances on particular occasions or on a holiday.

### **4. Conduct:**

Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises. Playing musical instruments, radios, phonographs, television sets, amplifiers, and any other instruments or devices in such a manner as may disturb or tend to disturb occupants of other units is prohibited. Quiet hours are from 10:00 PM to 8:00 AM.

### **5. Key Dispensing:**

A. Summit Resort Group, from time to time is requested by Owners via telephone or e-mail to give keys to guests or tenants not accompanied by the Owners. Since AWA and Summit Resort Group cannot assume the risks attendant to this procedure, the Owners desiring to give such verbal requests by telephone hereby release the Association, Summit Resort Group and its staff from liability from all claims arising from requests to provide unit keys.

B. The Summit Resort Group shall retain a pass-key to each unit. Owners shall not alter any lock or install a new lock on any door leading into the unit without prior consent of the Board of Directors, and, if such consent is given, the owner shall provide a key for the Resident Manager, Summit Resort Group, and the Board of Directors use. Summit Resort Group at the Owner's expense may change door locks.

### **6. Repairs and Maintenance:**

A. No modification to the exterior building walls or to any general or limited common elements is permitted by the Owners. Operation, maintenance and repair of the common elements is the sole responsibility of the Association.

B. Interior unit maintenance is the sole responsibility of the owner of each unit. The Resident Manager is not responsible for, nor required to perform interior maintenance or repairs except on general common elements, such as utility systems serving more than one unit, which are the Association's responsibility. Fixtures, doors, windows, and the finished surfaces of all walls, floors and ceilings in a unit are to be maintained and repaired by the Owner.

C. Owners and occupants shall not install wiring for electrical or telephone installation. Television and radio antennae, air conditioning units and equipment that would protrude

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through the walls, windows or roof of the condominium may not be installed on the exterior of the complex or on any limited common element balcony, deck or terrace. Hot Tubs are NOT permitted to be installed on unit balconies or decks.

D. Prior to starting any unit remodel, whether large or small, the owner completing the remodel must submit a remodel request form to the Board of Directors for their review and approval.

E. Unit owners are directly responsible for any asbestos abatement or issues arising from disturbance of asbestos in their unit.

F. Unit Owners are required to allow ample access to heating and plumbing utilities and other common elements within their units.

### **7. Insurance & Liability:**

A. Insurance coverage on "The Building's Common Elements" and "Limited Common Elements" is provided at the expense of the Association in the amounts and types specified in the Condominium Declaration.

B. Insurance coverage on furnishings and other items of personal or other property belonging to an owner and public liability coverage within each unit shall be the sole and direct responsibility of the unit owner.

C. The Association assumes no liability for nor shall it be liable for any loss or damage to articles stored in any common or other storage area, whether a limited or general common element.

D. Any damage to the general common elements or common personal property caused by an Owner, their children, unit occupants, tenants or guests shall be repaired at the expense of the Owner of the unit involved. Association Insurance Deductibles may also be assessed to Owners causing damages to general common elements, limited common elements and/ or personal property.

\* Please refer to the Insurance Deductible / Owner Responsibility Resolution\*

### **8. Common Areas:**

A. The Common sidewalks, driveways, entrances, halls stairways and passageways shall not be obstructed or used by any unit Owner for any other purpose than ingress to and egress from the units.

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B. Sidewalks, terraces, driveways parking areas, entrances, hall stairways and passageways shall not be used as play areas.

C. Disposal of garbage and trash shall be only by the use of garbage disposal units or by use of common trash and garbage facilities. No trash generated off site may be deposited in AWA facilities.

### **9. Vehicle parking:**

A. Vehicle or vehicles shall not be parked in such manner as to impede or prevent ready access to any part of the parking areas. Vehicles shall be parked within the designated parking space. Traffic flow markings and signs regulating traffic on the premises shall be strictly observed. There is only one covered parking space assigned per unit. Other than occasional use of unassigned covered parking spaces, (which are limited in number), parking for other than one vehicle should be in the uncovered spaces in the upper and lower parking lots. No more than 3 vehicles per unit are permitted to be parked on site at any one time; this limit includes spaces used to store items in the upper parking lot.

B. Covered parking spaces may not be used for storage of boats, trailers, snowmobiles and other recreation equipment. Such boats, trailers, snowmobiles and other recreational equipment belonging to unit Owners shall be stored in the upper parking lot. Storage of a boat trailer, snowmobile trailer, etc. will be limited to one such item per unit owner. Such items are stored at the owner's risk, as the Association does not assume any responsibility for such property.

C. All vehicles parked on site must be functional and properly licensed and registered.

### **10. Balconies and Terraces**

The balconies and terraces shall be used only for the purposes intended and shall not be used for hanging garments or other articles or for cleaning rugs, household articles or other items. Rugs or other materials shall not be dusted from windows, balconies, decks or patios by beating or shaking. Outdoor cooking on such areas shall be permitted only if such cooking can be accomplished without being a nuisance to other owners or occupants. **Charcoal Grills are prohibited; gas and electric grills are permitted.**

### **11. Pets:**

Owners may keep dogs, cats or other household pets. Tenants and guests are not allowed to keep pets. Owners are responsible to pay for any damage to the common

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elements or any person caused by pets owned by the Owner. Service dogs are permitted. Every owner of a pet shall maintain strict control over his pet in order to avoid behavior annoying to others. Loud or disturbing noises by the pet shall not be permitted. Pets are not allowed to roam free on the common area of the Association. Waste shall be cleaned and removed by the pet owner. No pets are allowed inside the swimming pool area. Repeated infraction shall be cause for removal of the pet from the Association property.

### **12. Fireworks:**

Fireworks of any kind, whether explosive or non-explosive, shall not be stored, carried or permitted on any part of this condominium complex including within a condominium unit. No fireworks shall be ignited, displayed or exploded on any part of the premises or adjoining Denver owned property.

### **13. Recreational Vehicles:**

Snowmobiles, trail bicycles, motorcycles and other self-propelled vehicles of similar characteristic(s) or design(s) or use purpose(s) shall be permitted on the condominium complex only as a means of ingress and egress and for the parking thereof. In no event shall such vehicles be permitted upon any part of the condominium complex other than on the streets and the upper parking area. The starting and movement of such vehicles between the hours of 10:00 PM. and 8:00 AM is expressly prohibited. Inhabiting recreational vehicles overnight while on Anchorage West property is strictly prohibited. Plugging recreational vehicles into common element utilities such as water and electric is also prohibited.

### **14. Swimming Pool/Jacuzzi**

A. The swimming pool and other recreational facilities shall be used (only) by the owners, tenants and members of their families and their guests while occupying a unit at Anchorage West.

B. All Owners, members of their family, guests and tenants. use the pool area at their own risk. The association does not have a lifeguard at the swimming pool. Swimmers of limited abilities should be accompanied by someone capable of assisting them in case of need for assistance. The Owners, their guests and all other persons using the pool area must abide by the swimming pool rules as posted in the pool area. Under no circumstances shall glass containers, of any kind, be permitted in the pool area.

C: The hours of operation for the Swimming Pool and Jacuzzi are from 8:00 AM to 10:00 PM during the summer months. The Jacuzzi will be open from 8:00 AM to 10:00

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PM during the rest of the year. The gates to the swimming pool will be kept locked before and after normal operating hours.

### **15. Satellite Dishes:**

A. One satellite dish will be allowed on an owner's deck. The dish must measure no more than one meter in diameter and be installed within the deck area and below the top of the deck railing.

B. The installation of a dish must be approved by the AWA Board. An application, for permission to install the dish may be obtained from the Resident Manager.

### **16. Rentals:**

A. Owners may rent or lease their units at their own risk. Such owners are entitled to the income and are responsible for expenses and liabilities related to this activity.

B. Owners leasing or renting their unit are responsible for their tenant's behavior and for any infractions of the Rules and Regulations of the Anchorage West Association. If a renter violates any of the rules, the renting Owner may be assessed a fine or another remedy imposed as provided in the AWA Covenant and Rule Enforcement Policy.

C. Owners who rent are responsible to post a copy of these house rules in a visible place in their unit.

D. Renters, Tenants and Guests are not permitted to have pets.

E. Renters, Tenants and Guests are not permitted to store trailers, boats or recreational vehicles on site in excess of those permitted an Owner.

### **17. Occupancy:**

A. No more than 4 persons are permitted to occupy a 2 bedroom unit and no more than 6 persons are permitted to occupy a 3 bedroom unit for more than a 30 day period.

B. No more than 6 persons are permitted to occupy a 2 bedroom unit and no more than 8 persons are permitted to occupy a 3 bedroom unit for any time frame less than 30 days.

**The foregoing Rules and Regulations may be amended from time to time by the Board of Directors in accordance with the AWA Adoption and Amendment Procedure.**

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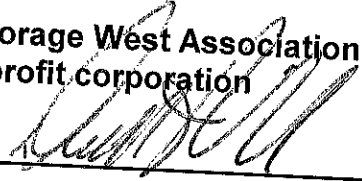


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Approved by the Board of Directors of Anchorage West Association effective  
February 1, 2012.

Anchorage West Association, a Colorado  
non profit corporation

By: 

Attest:

