

HOA Rules and Regulations

1. Owners and lessees shall abide by the Racquet Club Condominium Declarations, By-Laws, Rules and Regulations and the provisions of their lease.

- a. Fines may be imposed for rule violations at the discretion of the Board of Directors or Association's management.
- b. It is the owner's responsibility to provide their lessees with a copy of the Rules and Regulations and owners are responsible for the payment of fines which are imposed for lessee violations.

2. Decks & Patio Areas

- a. All deck and patio areas of the Vail Racquet Club Townhomes and Condominiums are common elements.
- b. The following personal items are allowed to be on the decks and patios on a year-around basis:
 - Exterior all-weather furniture sets consisting of one of these options:
 - One dining table and matching dining chairs
 - OR**
 - One accent table and up to four patio chairs
 - OR**
 - One loveseat or sofa (not to exceed 75" wide) and one coffee table or matching ottoman.
 - A maximum of one exterior all-weather furniture set is permitted per patio, front deck, side deck, and back deck area. Sets should be matching and neutral/natural in color. Seat cushions must be in good condition and should be removed and stored during the winter months. Sets should be proportional to the space directly associated with the unit. Sets must not impede access to units or obstruct pedestrian traffic on decks and walkways. Furniture that is broken, faded, or showing excessive wear or damage is not acceptable.
 - Outdoor furniture covers in good condition, must be stored out of view when not in use.
 - Firewood (not to exceed ¼ cord)
 - One electric or gas grill
 - One name plate or small entrance decoration not to exceed 12" x 12"
 - One entrance mat designed for exterior use and in good condition
 - Appropriate flags
 - No commercial flags are permitted
 - Non-commercial flags
 - One per unit
 - Maximum 2' x 3'
 - Can only be displayed within a unit's window or on an unattached flagpole on the deck or patio

- c. The following items are allowed on the decks and patios on a seasonal basis (from May 1 to November 1):
 - Operable bicycles (placed on the deck, not hanging)
 - Patio umbrellas
 - Hummingbird feeders
 - Flower boxes and hanging flower baskets that are planted and well kept (no artificial plants)
- d. Individual homeowner video and/or audio surveillance systems, such as video doorbells, wi-fi cameras, wired cameras, or any other electronic monitoring devices are not permitted on limited common elements, common elements, or common areas including individual entryways, decks, and patios.
- e. Requests for any non-approved items or decorations on the decks or patios must be submitted in writing for Board of Directors' approval.
- f. Items shall not be placed in a manner that obstructs pedestrian traffic on the decks. The decks may not be barricaded or fenced off in any manner except with the written consent of the Board of Directors.
- g. Decks and patios are not to be used as storage areas (temporary or otherwise) and may not be used as a construction area by owners, lessees or contractors without the approval of the Association's management.
- h. Swimsuits, towels, clothing, rugs, etc. are not allowed to be hung on deck railings or in patios areas.
- i. Brackets or hangers for flower boxes/baskets or for any other purpose shall be affixed to the property in a manner that will not damage the property, obstruct a passageway, pose any hazard whatsoever or be unsightly. Nothing may be attached to the outside of the buildings, decks, partitions, railings or other common areas without the prior approval of the Association's management to ensure that utilities and structures will not be damaged.
- j. Any unapproved items found on deck or patio areas or in any other common area will be removed and discarded without further notification to the owner or lessee.

3. Parking

- a. Only owners, lessees, guests, club members, restaurant patrons and employees may park at the Vail Racquet Club. All vehicles must have a current parking pass properly displayed (club members and restaurant patrons excepted for temporary parking).
- b. Any vehicle in violation of these rules may, without notice and at the owner's expense, be relocated to the overflow lot, ticketed by the Town of Vail, towed off property or booted. If the vehicle in violation has a valid parking sticker/pass, reasonable efforts will be made to contact the owner so the issue can be resolved.

- c. Annually, each unit is issued two new static cling parking stickers. These stickers are to be displayed on the interior of the driver's side windshield, just above the dashboard and must be replaced annually.
- d. If an owner has more than two vehicles, they may request additional passes from the Association's management.
- e. Owners with long term tenants must give their static cling parking passes to their tenants.
- f. All guests of owners and Association rental guests must check in at the Front Desk to obtain a temporary parking pass, which must be displayed on the interior of the driver's side windshield just above the dashboard.
- g. Vehicles are to be parked in designated areas only. Vehicles may not block dumpsters except when and where signage specifically allows parking.
- h. Oversized vehicles, motor homes, recreation vehicles, campers, trailers, boats, all-terrain vehicles, and snowmobiles are not permitted on property without prior approval from Association management and may only be parked on a temporary basis in an area designated by management.
- i. Motorcycles may not be stored or parked under decks.
- j. No overnight "camping" is allowed in vehicles.
- k. All vehicles must be properly registered with the State, have current license plates and be operable.
- l. No servicing of any vehicle is allowed on the premises without prior approval from the Association's management.
- m. To accommodate snow plowing operations, all vehicles must be moved at least daily to clear parking spots during and after snowstorms.
- n. Owners and residents who are leaving a vehicle while they are not on property must make arrangements with either a third party or the maintenance department to have the vehicle moved if required for maintenance operations including snow removal, asphalt work, landscaping, etc.
- o. **Primary Parking:** Primary Parking spots are those located directly in front of a building. The Vail Racquet Club has limited parking; therefore, owners and residents with multiple vehicles may only park one vehicle in a primary spot located directly in front of a building. This ensures that the most convenient and accessible parking spots for each building are available to those who are currently occupying their units.
 - Covered vehicles may not be parked in Primary parking areas.
 - Vehicles may not be left in Primary parking spots when the owner is not in residence on the property.

p. **Secondary Parking:** Secondary Parking spots are those not directly in front of buildings and include:

- The parking area on the opposite side from the front of the building.
- The parking lot across the street from the Club by the tennis courts.
- Any parking area(s) that management may deem appropriate from time to time.

q. The Club Parking Lot is for temporary parking only and is not considered to be Primary or Secondary parking.

r. Overflow Lot: By the northwest side of the Park

- Owners and residents, who will not be on property for two or more weeks and are leaving a vehicle behind, must relocate their vehicle to the overflow lot by the park.
- Arrangements must be made with either a third party or the maintenance department to have your vehicle moved if required for maintenance operations including snow removal, asphalt work, landscaping, etc.
- No vehicle is allowed in the overflow lot for a period longer than one month without prior approval of Association's management.
- The storage or long term parking of vehicles is not permitted.

4. No alterations to the interior of any apartment unit, general common element or limited common element, shall be done by any owner or lessee without the prior written approval of the Board of Directors.

a. Owners and lessees shall not do work on, or make changes to, any building wall (interior or exterior) and shall not do anything that will impair the structural soundness or integrity of the building or utilities or impair in any way a common or limited common element or another apartment unit.

b. Cables may not be installed on the outside of any building and holes may not be drilled through the walls of any building without written approval from the Board of Directors.

c. Any requests for variances must be submitted in writing and will be subject to the Board of Directors' approval. Design Review and Architectural Change Applications may be found on the Association website or may be obtained from the Association's management office. The Board may condition its approval on a finding that the proposed improvements will not impair the structural soundness or integrity of the building or utilities or impair in any way a common or limited common element or another apartment unit.

d. To minimize sound transmission between apartment units, owners of units shall not install any hard surface floor materials including, without limitation, tile, marble, wood or vinyl floor material without approval from the Board of Directors through the Association's management. The Board will require an owner to adequately minimize sound transmission and/or may condition its approval of any such installation upon any of the following:

- A limitation of the area where the hard surface flooring may be installed
- A requirement that the owner provide the Board with specifications regarding the flooring

materials

- A requirement that the owner install such sound dampening material underneath the floor material as the Board deems necessary

- e. Should any owner complain about the level of sound transmitted between apartment units, the Board may, in its sole discretion, determine whether the level of sound transmitted between apartment units is reasonable.

5. Disturbances

- a. Owners, lessees and guests should avoid disturbing others at all times.
- b. No noise or other disturbances should be heard outside units or coming from a unit after 10:00 P.M.
- c. Parties must be moved/held inside a unit after 10:00 P.M.

6. Association assumes no liability for, nor shall it be liable for any loss or damage to articles left or stored in any common or other area or to vehicles parked in or about the Vail Racquet Club property.

7. Wood-Burning Fireplaces/Stoves and Firewood Storage

- a. The wood-burning fireplaces and stoves at the Vail Racquet Club were not designed nor intended to be used as a primary heat source. They are considered to be a decorative amenity and are intended for occasional use which is limited to at most a few hours per day. The majority of fireplaces on property are over 30 years old and, as is typical of their generation, are extremely inefficient as a heat source. The integrity of fireplaces and wood stoves also diminishes with age, so caution should always be exercised when using the appliance.
- b. Fires should be kept small. Overloading the firebox can damage the fireplace components and chimney and poses a fire risk to the building and its occupants.
- c. The fireplace screen should always be kept closed while a fire is burning. Firewood, newspaper and other combustibles, including furniture, should be kept at a safe distance from wood stoves and fireplaces (at least 24 inches).
- d. Excessive, inappropriate and negligent use of fireplaces and wood stoves may result in fines and, if deemed necessary, involvement of the Town of Vail Fire Marshal.
- e. Fireplaces and wood stoves may not be modified in any way without approval from the Association. Note that most fireplaces on property were not designed for glass doors and, if glass doors are used, it may cause overheating and damage to the firebox and chimney as well as a fire risk to the building.
- f. No wood cutting or splitting is permitted on the property.
- g. All firewood must be split and neatly stacked clear of doorways and passageways and no higher

than railing height.

- h. No lumber or other wooden materials other than split log-type firewood are allowed on the decks and patios and are not permitted for use in fireplaces or wood stoves.
- i. A maximum of $\frac{1}{4}$ cord of firewood (32 cubic feet) may be stored at any unit. Any amount of firewood in excess of this amount will be removed and disposed of at the owner's expense.

8. Pet Policy

- a. Only homeowners are permitted to have pets.
- b. While on property pets are to be kept on a leash or under voice command within 10 feet of the owner.
- c. Pets must be kept on a leash at all times while in the Club building.
- d. Pets are not to be tethered outside or left alone.
- e. Owners must clean up their pet's mess immediately.
- f. At the discretion of the Association's management, owners who do not clean up after their pets or whose dogs represent a nuisance due to barking and/or aggressive behavior toward other pets or people may be required to remove their pets from the property and will be fined.
- g. If at any time two or more written complaints are received about a pet, the Association will contact the Town of Vail's Animal Control Department and apprise them of the situation so they can bring the owners and pet into compliance with these requirements.
- h. If a pet is found at large (not in the company of its owner), the pet will be taken and held for Animal Control to pick up.
- i. Any pet in the park area must be on a leash. The Association encourages pet owners to take advantage of Bighorn Park where pets can be exercised without a leash.
- j. A lessee may not have pets. Should a pet be introduced, it is cause for immediate termination of the lease with the lessee being liable for the remainder of the payments of the lease agreement. This rule applies to all long and short term lessees.

9. No signs, petitions, posters or advertisements of any kind are permitted on the property except in accordance with the following:

- a. No commercial signs are permitted, including for-sale real estate signs which are subject to the Town Code of Vail, Colorado.
- b. All signs must be placed within the boundaries of the owner's unit.
- c. Any sign located on the common area may be removed and disposed of without notice.

- d. All signs and symbols must be maintained in good condition and must be replaced as necessary when damaged, worn, or faded
- e. All signs and symbols that comply with the Rules do not require prior approval by the Architectural Review Committee.
- f. Signs may be no larger than 18" x 24" in size.
- g. A maximum of one non-commercial sign is permitted to be displayed within the unit at a time.
- h. A sign may be displayed within a window inside the unit.
- i. An open house sign may be displayed on the day of the open house and must be removed at the end of the open house that day. The sign shall be professionally lettered and may not exceed 18" x 24" in size.
- j. A security decal may be displayed within the unit windows and may not be larger than eight inches.

10. Fines may be imposed for Rule and Regulation violations as follows:

- a. \$100.00 for the first violation.
- b. \$150.00 for the second violation.
- c. \$250.00 for the third violation.
- d. The Board may review individual situations and levy greater fines according to their determination.

11. Late Fees

- a. A late fee will be charged to any owner who does not bring their account current by the due date specified, typically the last day of the month.
- b. The amount of the late fee will be \$25.00 per occurrence.

12. The Association is the Exclusive Rental and Lodging Agent

- a. The Association's governing documents declare the Association as the Exclusive Rental and Lodging Agent for all properties at the Vail Racquet Club. In order to manage the Lodging Operation, the Lodging Rule was created and exists to explain the Association's Lodging Program, to more clearly address the rights and responsibilities of the Association and the participating owners, and to explain the process and procedures of the Lodging Program.
- b. If a unit owner wishes to rent their unit they should contact the Association's administrative offices in order to receive a complete copy of the Lodging Rules and Regulations and to make arrangements to enter the Lodging Program.