

Villas at the Peaks Townhome Association  
1512 Grand Ave., Suite 109  
Glenwood Springs, CO 81601  
(970) 945-7266

**RULES/REGULATIONS – MARCH 2013**

The following rules and regulations are designed to provide an enjoyable living environment for all who live at Villas at the Peaks. When interpreting these rules and considering matters not covered, please use common sense and courtesy toward your neighbors.

**Household Pets (Section 10.4)**

- The homeowner/tenant will pick up dog waste in the front and the back on a daily basis. Homeowners are responsible for damage to the landscaping caused by pet waste.
- Dogs need to be inside when the lawn maintenance company is doing work in their backyard.
- Dogs need to be in the backyard and on a leash when they are in the front or supervised by an adult.
- The number of pets is restricted to a total of two (2) pets per household.
- Barking – The Town of New Castle has an ordinance on barking. Please try to work this out with your neighbor. If this fails, contact the Town of New Castle (984-2311).

**Air Conditioners/Heating Units (Section 10-6.3)**

- No cooling or heating apparatus shall be permitted on a roof or window.

**Alterations/Additions (Section 10.6.4; 10.6.5; 10.6)**

- No alterations or additions can be made to the outside of your property without the written consent of the Design Review Committee.
- Alteration form is available upon request.

**Parking/Storing/Repairs Vehicles/Recreational Vehicles (Section 10)**

- No house trailers, camping trailer, boat trailer, hauling trailer, boat or accessories thereto, truck (larger than 1 ton) motor home, snowmobile, jet ski, all terrain vehicle, self-contained motorized recreational vehicle or other type of commercial vehicle may be parked or stored on a Lot (this includes your driveway or, on the street) longer than 72 hours (for loading, unloading purposes only).
- No inoperable or abandoned vehicle can be parked or stored in the driveway or on the street. The Town of New Castle will tag and tow vehicles being parked on the street. Please contact the Town of New Castle (984-2311).
- No repair, maintenance, repainting or servicing of any kind on vehicles, boats, trailers may be performed unless it is done within a completely enclosed structure which is screened from the sight and sound of the activity from the street, the private drives and adjoining properties.

**No Annoying Lights, Sounds or Odors (Section 10.10)**

- Please be courteous of your neighbors.

- Unreasonable noise will not be tolerated at any hour.

#### **Restrictions on Trash & Materials (Section 10.11)**

- Trash must be in a suitable container.
- Containers shall be clean and sanitary.
- Containers can be set on curb for collection no earlier than one day before a scheduled collection day and must be removed by the end of the day (and stored out of sight) in which collection has occurred.

#### **Landscaping (Section 10.12)**

- The Association will be responsible to mow the front and back yards
- The Association will maintain the sprinkler systems.
- Front and back yards need to be free of clutter and dog waste.
- Gates must be accessible for the lawn maintenance company to mow your back yards.
- For safety concerns, children and dogs must be kept inside while the mowing is being done.

#### **Lots to be maintained (Section 10.13)**

- Lots must be kept in a clean, sightly and no outside storage is allowed.

#### **Leases (Section 10.14)**

- If you rent out your unit, an information sheet must be filled out within 30 days of occupancy and provided to the association or association's agent.
- All leases shall provide a copy of the covenants/rules/regulations to the lessee (renter).
- An Owner may not lease less than the entire townhome unit and may not subdivide the unit.
- There will be no leasing of townhome units for a period of less than 30 days.
- Leases and number of occupants in a townhome unit must comply with town ordinance which can be located at [www.newcastlecolorado.org](http://www.newcastlecolorado.org).

#### **Miscellaneous Items**

- Fire – call 911 and use unit's extinguisher. Get family and pets out. Knock on your neighbor's door to warn them of the problem.
- Pest control – owners are responsible for insect and pest control.
- All units shall be used only for residential purposes. Advertising signs (other than real estate signs) are not allowed; however, one political sign will be allowed to be displayed if kept within the boundaries of the unit or unit windows. This sign may be displayed no more than 45 days before and 7 days after the election.
- Owners will cooperate with the property management company and with the Board.

**These rules and regulation guidelines were completed to help you, the homeowner, understand the new Amended and Reinstated Covenants, Conditions and Restrictions. For specific questions or additional information, please refer to the new covenants or call Crystal Property Management at (970) 945-7266.**