

Valley View West Condominium Association
Managed By: Crystal Property Mgmt Co.
1512 Grand Avenue, Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

Rules and Regulations
Revised October 2009

These rules are enforced to keep the complex pleasant for all owners and tenants. Owners of rental units are responsible for compliance of these rules by their tenants and any guests of the unit.

Condo owners shall be liable for costs, including all legal fees, of any damage to Association property or other units caused by said owner, his tenants and guests, either by act or neglect. For your protection, make sure that you have insurance on your unit and your tenants have liability coverage to protect you and the association.

Determination as to whether the cause of damage constitutes a violation shall be made by the Board and shall be final. Fines will be assessed after the first warning to owners.

It is the responsibility of owners to make sure that their tenants receive a copy of these rules and regulations, and that your tenants understand the importance of complying with the rules and regulations.

1. All units shall be used only for residential purposes. The limit for occupants is 4 persons per two-bedroom units and 2 persons per one bedroom units. A child is considered one person.
2. Property must be kept clean, sanitary, and safe. No nuisance or annoyance of any kind are allowed nor any use that will increase the rate of insurance.
3. Advertising signs are not allowed.
4. An owner shall maintain the interior and patio of the unit in good repair, including fixtures. No work shall be done which impairs the structural soundness of the buildings or and easements.
5. No interior or exterior alterations/additions can be made without the written approval of the Board of Managers.
6. No appliances can be added, ie. washers/dryers/garbage disposals can be added to the units. Because of the size of the piping, having washers/disposals can cause back ups in other units. If washing machines/disposals/dryers are found in the unit, the unit owner will be subject to fines and removal of the appliances.

7. Satellite Dish: The association has installed one community satellite dish per building. No other satellite dishes are allowed. Please contact Bill at E-Tech at 970-989-0553 to hook up your unit.
8. No items shall be stored on any patios or balconies, which give an unsightly appearance to the buildings. Laundry may not be hung on patios or balconies.
9. Occupants cannot hinder or encroach upon the rights of other occupants.
10. NO PETS ARE ALLOWED – INCLUDING VISITING PETS.
11. Two bedroom units are given two numbered parking spaces. One bedroom units are given one numbered parking space. Parking must be in that space. No more than one vehicle per one bedroom unit or two vehicles per two-bedroom unit may be kept at the complex. All residents must display a parking tag in their rear view mirror. The parking tag number must match the numbered parking space. Guest parking shall be for guests with a 3 day maximum stay. All violators will be towed/booted at the unit owners' expense. No vehicle over 22' may be parked in the complex.
12. Do not park in the entrance drive. Cars can only be parked there during snow removal or loading/unloading, or by prior consent of the managers. Any violation of the above rules can result in towing at the vehicle owners' expense.
13. OCCUPANT OR GUEST ENCROACHMENT ON NUMBERED PARKING SPACES WILL NOT BE ALLOWED. Vehicles will be towed/booted at the unit owners' expense.
14. No vehicles are allowed without current license plates. No mechanical repairs may be made in the parking lot. No inoperable vehicle will be allowed in the parking lot. No vehicle can be stored in the parking lot. A vehicle needs to be moved a minimum of once per month. Owners will be fined if their vehicle is leaking fluid, oil or anti-freeze. Cars abandoned by tenants will be towed and charged back to owners. Owners please make sure that your tenants remove their vehicles when they vacate their apartment. During snow season, vehicles need to be moved off the parking lot so the parking lot can be cleared of snow.
15. SPEED LIMIT IS 10 MPH and the drive is ONE WAY throughout the complex. These rules will be strictly enforced to insure everyone's safety.
16. Please do not park in front of Bldg B when snowfall is 3" or more between the hours of 10 a.m. and 1 p.m. Please make sure that you park 2 feet away from the curb at all times – year round. Special care needs to be given to Bldg B to prevent flooding in the basement of the apartments in Bldg B.
17. No noxious, offensive or hazardous activity shall take place within the complex.

18. EXCESSIVE NOISE AND/OR OVERT BEHAVIOR WHICH DISTURBS OTHER OCCUPANTS IS PROHIBITED AT ALL TIMES AND WILL NOT BE TOLERATED.
19. Trash should be put inside the dumpster. Disposing of furniture, tires, batteries and appliances in the dumpsters is not permitted. Please dispose of these items directly to the landfill.
20. Do not litter anywhere on the grounds – this includes cigarette butts.
21. Laundry rooms are here for tenant's convenience. Please use the facilities in your building, and do not use more than two washers/dryers at any one time. Please remove clothes promptly. Also, to keep pipes from freezing, please make sure doors are shut in the winter.
22. No climbing up and over railings or outside of buildings or dropping into basement wells.
23. Owners/occupants are responsible for the activities and behavior of their minor children. They are also responsible for any damages caused by their minor children.
24. Consumption of alcoholic beverages must be done in the privacy of your condo. Public drinking is not permitted. No loitering in the walkways, driveways or parking lot area is permitted.
25. If an owner or tenant is aware of a plumbing problem, water leak, and or any other needed repair and owner/tenant does not report situation immediately to the property management company, the owner of the unit will be fined a minimum of \$100 and the damage caused to other units. TENANTS/OWNERS NEED TO HELP MITIGATE THE DAMAGES.
26. If a unit is being flooded by an upstairs bathroom or kitchen area, all tenants/owners that are above the affected unit needs to be quit using water until the problem is fixed. If a tenant/owner continues to use water after they are notified otherwise, the HOA will fine the unit owner a minimum of \$100 and the damage caused to other units. TENANTS/OWNERS NEED TO HELP MITIGATE THE DAMAGES.
27. If a unit (tenant/owner) is experiencing flooding from a bathroom or kitchen, it is the responsibility of the unit owner affected to let other unit owners/tenants above them or next to them to stop using their water until the problem is fixed. The property management company also needs to be contacted. TENANTS/OWNERS NEED TO HELP MITIGATE THE DAMAGES.
28. Backups in Kitchen Sinks – If the HOA needs to call out a company to unclog kitchen sinks due to grease and/or food, the bill will be split between all owners on that stack. Each unit's kitchen plumbing is attached to the adjacent unit.

29. Air Conditioners: No tenant/owner will be allowed to install an air conditioner in the front of their unit. Air conditioners installed in the back must be approved in writing by the Board. Air conditioners have to be removed between October 1st through April 30th.
30. Bikes are to be kept inside a unit or on the deck/patio area from October 1st through March 31. If bikes are found in the bike rack or in the common areas, the bikes will be disposed of.

Between April 1st and September 30th, bikes can be stored in the bike racks. If the bikes are left in the common areas, the bike will be locked away and the owner of the bike will need to pay \$5.00 to retrieve their bike.

31. Each year the Board may conduct 2 – 4 inspections of each unit. The inspections are intended to find potential damage and/or deferred maintenance that needs to be done to prevent damage. All inspections will be done by giving 10 days notice. Unit owners who are non-compliant with the request to inspect the unit will be subject to a \$100 fine. Unit owners who do not complete the deferred maintenance within 10 days will be subject to fines. The first fine will be \$50 and an additional fine of \$50 per month may be assessed until the repairs are completed.

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