

# **VALLEY PINES HOMEOWNER ASSOCIATION**

## **RULES & REGULATIONS (REVISED, March 5th, 2017)**

1. **DECKS:** The exterior decks shall be used only for the intended purpose, and shall not be used for any storage or drying of clothes on deck railings. No gate or fencing is permitted without the prior approval of the HOA Board. Smoking is not permitted on decks or patios. Any additional items on your deck more than 48 hours maybe subject to violations. No extensions or encroachment into common area will be permitted.
2. **USE OF COMMON AREA:** No one shall use the sidewalks, driveways, parking areas, entrances, halls, stairways and passageways as storage or play areas. Bicycles shall be placed in the bike storage area and no children's toys and sporting goods equipment is to be left in these areas. Landscaping, gardens or additional planting is not permitted in common area or area around patios. Please be respectful of your neighbors and minimize noise and nuisance. No function, parties are to be held on common area without the prior written approval of the HOA Board. Any damage caused to the common area will be the responsibility of the unit owner. The clubhouse is considered common area and must be reserved for use. See guidelines.
3. **VEHICLES/PARKING:** Only parking in the designated parking space for that unit is permitted. No vehicles may be parked in front of the garage or handicapped spaces. The vehicle must be in working condition and have a current registration. Vehicles not parked in the appropriate designated spot are subject to tow. **Parking**

**of additional vehicles is allowed at the Mid Valley Professional Building lot only between the hours of 6pm and 8am.** No parking of boats, trailers, snowmobiles are allowed at any time. No stacked parking of multiple vehicles is permitted. Motorcycles/Mopeds are considered a one vehicle equivalent. The handicap parking areas are for authorized handicap parking only. Vehicles parked in these areas will be towed. Parking violations are subject to a fine of \$100.00 per occurrence plus towing. The Association will not be responsible for any towing charges. Please see attached map for designated parking locations. Only one space per unit is allocated.

4. **ALTERATIONS:** No one shall make "built in" alterations to the interior of the unit, or floor without prior approval of the HOA Board. No work of any kind shall be done on the exterior walls, doors, roof or upon the

---

general or limited common elements by any unit owner. No television or radio antennas including dishes, machines or air-conditioning units can be installed on the exterior walls or the roof of the condominium except as may be approved in writing by the HOA Board. If done without prior approval is subject to a \$100.00 fine plus cost of repairs and removal. Any alterations must be presented to the board for approval prior to installation.

5. **USE OF CLUBHOUSE:** An owner or tenant may use the clubhouse for their general use. However, a reservation must be made with the management company, Anderson Property Management at 970-355-4059. If an owner or tenant is going to have a gathering or party with more than four guests then a reservation must be made. There is a fee per event with a refundable

security deposit if the area is left clean. No alcohol or smoking is allowed in the area. See Clubhouse Guidelines for details.

6. **NOISE:** All occupants shall exercise reasonable care to avoid making or permitting to be made any loud, disturbing or objectionable noises of any kind. Please be respectful of other owners within the building. Quiet times are from 9:00 p.m. to 8:00 a.m. Noise complaints will be reported to the police department.
7. **TRASH:** Disposition of garbage and trash shall be limited to the common area dumpsters. Trash may not be stored on balconies, halls and walkways. The dumpster areas are not for disposing of furniture, mattresses, electronics, Christmas trees, tires or any other large disposable items. Please be a good neighbor and cleanup after yourselves if trash misses the dumpster. You are responsible to dispose of your hazardous materials, i.e. paint, used motor oil, batteries, electronics etc. If you are caught disposing of something inappropriately, you will be assessed a \$100.00 fine plus the cost of removal.
8. **PETS:** Only owners are permitted to have pets. Tenants are not allowed to have pets. Pets are limited to two per unit. Pets are considered dogs or cats. No birds or reptiles are permitted. Owners must have pets on a leash at all times when on Association property. Pets must be walked off property. Owners are responsible for the clean up of their pet. Visiting pets are not permitted. Pets can not be tied or kept unattended in the common area.

Pet fees: Owners of dogs must register their dog with the HOA annually and are required to pay \$50 per dog per year.

Payments are to be made to the Association due on January 1 annually. Fees not paid in January are subject to a penalty of \$25 per month. Fees are due upon occupancy of the pet and are not prorated.

Pet privileges may be revoked by the HOA Board for nuisance pets.

- 
9. **TENANTS/LEASES:** All leases/tenants are subject to the terms, provisions and covenants contained in the Declarations, Bylaws, and Rules & Regulations. The owner is responsible to notify their tenants of these documents and is responsible for the actions of their tenants. Damages and or violations will be assessed against the owner. Minimum rental terms are 6 months. **All leases must be presented to the management company prior to occupancy along with a \$250 move in fee.** The payments should be made payable to Valley Pines. Occupancy guidelines are 2 people per bedroom. Units may not be rented to more than three unrelated persons. Unregistered tenants will result in \$50 per month fine to the owner.
  10. **STORAGE:** The HOA assumes no liability for any loss or damage to articles stored in any common or other storage area. Locks on storage units are the responsibility of the owner.
  11. **PROPERTY DAMAGE:** The responsible party shall pay for any damage to the general common elements or common personal property caused by the occupant, child or children of the occupant.
  12. **HOLIDAY DECORATIONS:** Owners may place holiday decorations upon the limited common elements assigned

to their units provided that said decorations shall not be permanent in nature and that said decoration should be removed within thirty days following the holiday commemorated. **VALLEY PINES FINE SCHEDULE per year**

**Unless otherwise indicated:**

- First Offense – written notice 3 days to resolve
- Second Offense - \$50
- Third Offense and more - \$100

9. 

---

**Guidelines for Booking a Function at Valley Pines**

**Owners:**

1. Fees for using the common area of Valley Pines for a function are determined by the number of people in attendance.

a. b. c. d. e.

For up to 12 people, a charge of \$50 will apply For 12 people to 25 people, a charge of \$100 will apply For 26-50 people, a charge of \$200 will apply Any number over 50 must be pre-approved by the HOA board

Security deposits will not be returned for functions that attendance exceeds the reservation.

3. **A security deposit of \$350** is required for all functions. All security deposit checks will be deposited and reissued after the HOA board members have had a chance to inspect the property for any damage and cleanliness. Owners will be responsible for all costs exceeding deposit.

4. No alcohol will be served unless a permit is obtained from the

town of Basalt. There will be no alcohol given to minors.

5. All functions must end by 10PM.
6. Clean up must take place immediately following the event.

**Non-Owners/Tenants:**

1. Fees for using the common area of Valley Pines for a function are determined by the number of people in attendance.

a. For up to 12 people, a charge of \$75 will apply b. For 12 to 25 people, a charge of \$150 will apply c. For 26-50 people, a charge of \$300 will apply d. Any number over 50 must be pre-approved by the HOA Board. All details of the party must be presented to the HOA board so a decision that is fair to the residents of Valley Pines is assured.

e. Security deposits will not be returned for functions that attendance exceeds the

reservation.

5. No alcohol is allowed for functions held by non-owners.
6. **A security deposit of \$500 is required for all functions.** All security deposit checks will be deposited and reissued after the HOA board members have had a chance to review the property for any damage and cleanliness. In a case where the \$500 does not cover the costs additional charges will apply.
7. All functions must end by 10PM.
8. During the set up time for any functions, members of the Board of the HOA may be in attendance to make sure that the premises are not being compromised.
9. Clean up must take place immediately following the event.

If the function is to occupy both floors of the complex, additional fees will be charged.

Reservations must be booked at least 7 days in advance and are subject to availability

**Upon approval of the function a permit will be issued and must be present / displayed at the function.**

**Any violations to these guidelines or unregistered functions are subject to fines.**

**Checks payable to: Valley Pines HOA, PO Box 374, Basalt, CO, 81621 or drop checks in our Association drop box (located in the clubhouse upstairs and to the left of the elevator)**

**For reservations and availability contact Anderson Property Management at 970-355-4059**