

# TRAILS END CONDOMINIUM OWNER'S ASSOCIATION RULES AND REGULATIONS

**Revised 2011**

The Board of Directors has adopted the following rules and regulations in accordance with the provision of Article IV of the Association By-Laws.

## A. PETS

1. Owners may have pets at Trails End, however the pets must be under the owner's control (on a leash) at all times in accordance with the Town of Breckenridge pet ordinance. This control shall pertain not only to outside Trails End, but inside, in the common areas (elevators and hallways) of the building, as well.
2. Any "fouling of the footways" must be removed by the pet's owners.
3. Guests are not allowed to have pets at Trails End.

## B. PARKING

1. Garage spaces are owned individually and can be used only by the owner of a space, or by his guest.
2. Vehicles blocking the garage entrance or dumpsters will be towed at the owner's expense.
3. Parking in the lot is by permit only. Parking permits are issued by the Managing Agent and must be displayed on the dashboard of parked vehicles. Parking permits may be issued only to owners or guests at Trails End.
4. The parking lot must be periodically cleared of snow in the winter without vehicles present. Notice will be posted two days prior to clearing the lot. Failure to observe the notice will result in removal of vehicles at the owner's expense.
5. Oversize vehicles may be parked only at the north end of the parking lot. Electrical hook-ups to campers from the building are not permitted.

## C. COMMON AREAS

1. Any advertisements visible from the common areas (including real estate "For Sale" signs) are prohibited.
2. Children must be supervised while using common areas, including use of the elevators.
3. Any refuse that will not fit into the trash chute should be deposited in the dumpsters at the north end of the building.
4. Commercial use of the laundry rooms is prohibited.
5. The spa rules and regulations are posted in the facility, and may be changed from time to time as conditions dictate.
6. Flammable materials are not allowed in, on, or around the owner's premises.
7. Items determined to be "unsightly" by the Managing Agent shall not be permitted to remain on or around the premises.
8. Balconies – Furniture on balconies shall be restricted to Lawn or Patio type only. Items not allowed on balconies include: carpeting, windchimes, bird feeders, storage, fencing or any permanently attached fixtures.  
Per Condominium Declarations, Article II, section 1.e. and 7.b. and Bylaws Article. IV, Section, 4.a.b&c

9. Any damage to your unit caused by outside factors, such as a roof leak or water from balconies, must be reported to the property manager immediately upon discovery and followed by written description of the damage. As damage caused by common property is the responsibility of the Association, prompt notice of such damage must be given to the property manager. If any damage is repaired by the owner prior to notification of the property manager, the Association will not assume any monetary responsibility.
10. **All Trails End Common Areas are designated “NO SMOKING”. Common areas include lobby, spa, stairwells and the garage. This designation includes unit balconies defined as Limited Common Areas.**

D. ASSOCIATION DUES AND ASSESSMENTS

1. Association dues are due on the first day of the month. Association dues received later than the 15th of the month are considered late and a late fee of \$20.00 plus 1.5% interest will be charged on the unpaid balance. **Units with unpaid amounts after three months will have their water shut off automatically, without notification. After three months dues delinquency, a lien notice will be filed with Summit county, owner and mortgage holder, if any.**

E. GENERAL

1. Each homeowner shall be responsible for any and all damage(s) caused by their unit, families, friends, guests, agents, pets, etc., to other units and common areas regardless of whether such damage is occasioned by accident, negligence or malice. Each homeowner shall pay for such damages and restitution promptly.
2. Homeowners are required to protect all components of the common areas including the unit doors, hallways, elevators, lobby, stairs and parking lot during maintenance, repairs, renovations and cleanings within their units. Any damage to the common elements or trash, unit repair debris, etc. left in common areas, will be repaired or cleaned by the Association and charged to the respective owner.
3. No attachments of any kind are allowed to any common area or any unit door. This includes key lock boxes, doorknockers, nameplates, numbers, signs or decorations.
4. An Asbestos Operations and Maintenance Plan are in place for the Trails End building. This document can be reviewed by contacting the building management. Owners and their contractors are required to follow the procedures detailed in this plan and utilize the Colorado Air Quality Control Commission Regulation Number 8, Part B for controls and work practices when performing any activity that might disturb asbestos containing materials.
5. Homeowners must notify the Trails End Association immediately of changes in their unit phone numbers and managing agent name and phone numbers, to facilitate building access and emergency response.
6. Homeowners are required to conspicuously post an Association provided notice of their rental management company name, phone number and street address in each unit or, if the Owner rents their unit personally, their same contact information, whereby guests and tenants will know who to contact for questions, supplies and maintenance & housekeeping requests for their unit. This notice shall also provide the property manager’s name and phone number to be used for building, grounds and common area emergencies.
7. Charcoal grills are not allowed in Trails End in accordance with local fire regulations.