

Stonebridge Condominiums

Rules and Regulations

May 5, 2020

The basis for the rules and regulations is to provide an atmosphere for all owners, owners guests and rental guests to be able to access the common facilities while respecting others' rights to quiet enjoyment as well.

BALCONIES – Approved lawn furniture and barbeque grills are allowed on the balconies. Personal items such as flags, holiday lights and wind chimes are not permitted. Flower boxes are allowed during the summer and fall months but must be removed for the winter.

CONDOMINIUM DOORS – The door to each condominium is a limited common element owned by the Association. No fixtures can be attached to the exterior of the door. Locks cannot be changed without Management approval.

INAPPROPRIATE CONDUCT – We ask that all owners, guests and staff treat each other with respect. Abusive language, yelling, harassing or violent behavior will not be tolerated.

PARKING SPACES - The parking spaces are limited common elements and spots are assigned. If owners would like to switch parking spots, the request to change must be submitted in writing to be approved by Management and the Board of Directors. The parking lot is for passenger automobiles only. Oversized vehicles and recreation vehicles such as boats, snowmobiles, etc. are not allowed.

PETS – Owners are allowed two pets. Dogs should be 60 pounds or less. For exceptions, please speak to management. Owners are required to oversee their pets in such a manner that the pet does not create a nuisance for other owners or guests. This includes picking up after their animals and not leaving an unattended animal that creates a noise disturbance. An owner may give permission for their guest to have a pet, and the guest will be required to adhere to the guidelines. Management may prohibit pets or emotional support animals with vacation rental guests. Service animals cannot be prohibited, but are required to follow all rules and regulations, but not contrary to the law concerning service animals.

QUIET HOURS – Quiet hours are from 10:00pm until 8:00am. During this time, television and music should be kept to a level that does not create a nuisance for other owners or guests.

RENTAL PROGRAM – Owners are encouraged to participate in the Rental Program offered by the Association. The Rental Program income contributes to keep the overall costs of operations down. Owners are not permitted to use outside rental management services or to rent on their own.

REMODELS – Construction on any remodel project is permitted during the Spring and Fall closures. Requests for remodel projects should be presented in writing to the Management for Board approval. Owner is responsible for obtaining permits as required by the Town of Snowmass Village Building Department and providing a copy to Management before commencing work.

SMOKING – Stonebridge Condominiums is a smoke free property, including tobacco and marijuana. Exceptions are owners and owner guest who are allowed to smoke their unit. Amendment 21 prohibits marijuana use in all Common Areas.

ENFORCEMENT OF RULES AND REGULATIONS

Any violations of the Rules and Regulations will result in a verbal warning from Management. A second violation will result in a written notice. Subsequent violations will result in fines to be levied at the discretion of the Board.

Warnings and notices will include (1) the details of the complaint; (2) the reason that it is a violation; and (3) direction to cease the violating activity.

The Respondent has a right to a hearing with the General Manager. If the General Manager deems the matter to be considered serious, a representative from the Board will be present. A Hearing can be in person or by a telephone conference call.