

GRANDVIEW VILLAS HOA - RULES & REGULATIONS

Guidelines for the Mutual Enjoyment of our Property

1. To maintain the uniform appearance and architectural design of the community, any plan to change the exterior portion of one's condo must submit a Design Review Request form (available at <http://gvvillas.com/association-information/forms- documents/>). An approval in writing is needed prior to beginning any work or making any changes. This applies to any improvements, alterations, additions or modifications to the original exterior façade. This includes (but is not limited to): landscaping, screen doors, fences, satellite dishes, and windows.
2. In keeping with the desire to preserve the overall attractiveness of the community, the entryways to the units should be kept clear and not used as storage for items such as bicycles, tools or equipment. Likewise, signs including Real Estate signs, billboards, unsightly objects or nuisances will not be placed on posts, fences, railings or any external surface of the units. One Real Estate sign is permitted to be displayed in a window on the interior and exterior side of a unit. Ground level units may petition the Board for exceptions where visibility is limited.
3. All storage outside each condo shall be limited to the garage assigned to the unit/owner. No boat, camper, trailer, mobile home, ATV, snow machines, or other self-propelled recreational vehicle may be parked, stored, or located at any location within the condo complex parking area except for a period of time reasonably necessary for the loading or unloading of personal property by the owner or renter. NOTE: Any damages done to garage or asphalt surfaces will be assessed to owners. Also, quiet hours apply to snow machines and other recreational vehicles.
4. Each unit is allowed to use **only one parking space** in the lot. To assist with monitoring this, each car should display the provided Association Parking Pass on the rear-view mirror or dash with the unit number facing forward. Additional vehicles should be parked in the unit's assigned garage. The town of Grand Lake does not allow overnight parking on the streets, rights of way, or grassy areas near the ball field across from the Grandview Villas. Overnight parking is permitted at the Grand Lake Center, 301 Marina Dr (~ one block south of the Grandview Villas). Parking additional vehicles in the Grandview Villas parking lot could result in fines being assessed to violators, and a Short-term Rental (STR) Complaint to the Town of Grand Lake if violators are STR tenants.
5. Garages are the property of the Association and shall not be leased, loaned, or used for any commercial activities other than storage of the owner's vehicles and legal property. Garage privileges can be revoked if the unit owner is found to be mis-using the space or causing excessive damages. Prior to the sale of a unit, the Board must inspect the garage and damages repaired at the owner's expense prior to the Association issuing the final closing statement.
6. Maintenance of any vehicle shall be permitted only within the garage assigned to the owner. Please note, any stains or damages to the garage will be assessed to the unit owner for repair or replacement.
7. All vehicles parked on the premises of Grandview Villas must have current license plates and registration tags affixed. Vehicles must not remain unmoved, in the same parking spot, for more than 21 days without written approval from the Board.

8. Dogs, cats, or other pets should not run free on the property without the immediate supervision of the owner and must be on a leash or under voice command. Pets must have proof of vaccinations or immunity from licensed veterinarian. Owners are responsible for immediately cleaning up all pet waste using provided dog waste bags. Bags must be disposed of in the community dumpster only. Bags are provided in dispensers located at each entry to the common area.

9. The trash dumpster is solely for the use of owners (and their guests) or renters of Grandview Villas. Occupants should dispose of bags of household trash using the side access door, located on the right side of the dumpster. The dumpster is equipped with a Bear Bar to prevent entry (prior to its installation bears had been discovered in the container). This bar must remain in place and fastened with the provided hardware. Owners and guests must make their own arrangements for disposal of large items such as furniture, appliances, construction materials, Christmas trees, etc. or hazardous materials (including Ammunition, Fuel, Oil, Paints, Medical waste, Needles, Sharps, Propane tanks, Tires, etc.). For any exceptions, contact the Grandview Villas Board via email GVVillas@gmail.com for assistance. Please do not leave trash bags outside condo units or next to the dumpster. Dumping of trash from other properties by cleaning personnel is strictly prohibited, and could result in report to Sheriff for dumping violation. Owners are encouraged to recycle. Please check the Town of Grand Lake's Recycling Opportunities web page at: <http://www.townofgrandlake.com/recycling-opportunities.htm> for details.

- NOTE: The Grey plastic buckets are for sand to mitigate ice only, not for trash.

10. Fireworks of any type are prohibited at all times on the property. Fires are only allowed in the designated fire pit in the commons. Persons using the fire pit are responsible for keeping water at hand and ensuring the fire is completely extinguished (cold to the touch) before leaving the area unattended. It is the occupant's responsibility to be aware of and follow all Town and County fire restrictions.

11. For everyone's enjoyment it is expected that all valid laws, zoning ordinances and regulations of the Association and Town of Grand Lake will be observed by any and all parties using units at Grandview Villas. Likewise, no offensive activity shall be carried on in any condo unit or common area that may become an annoyance or nuisance to other owners and/or to the neighborhood.

12. Quiet hours shall be observed between 10:00 pm and 8:00 am. Repeated violations may be subject to fines from the Town, County, and or Association.

13. **Smoking/vaping is NOT allowed on the Grandview Villas property** - with the exception of smoking/vaping indoors in a Unit. Smoking/vaping (of any substance) is not allowed outdoors, to include all Unit patio cement slabs, decks, and/or balconies and all Common Areas. The only permissible area for smoking/vaping at the Grandview Villas is within a Unit with the Unit Owner's permission.