

GRANDVIEW VILLAS HOA - STR RULES & REGULATIONS

Guidelines for the Mutual Enjoyment of our Property

This Document SHALL be Posted in Each Unit That Hosts Short-Term Renters and/or Unsupervised Guests

1. **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.
2. Maximum occupancy per unit is 6 persons.
3. Pets are not allowed for any Short-term Rentals. (service animals excepted-does not include comfort animals)
4. 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, renter, or guest.
5. Renters and/or Unsupervised Guests must display Association Parking pass and abide by the one car policy. 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. 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 an STR Complaint filed with the Town.
6. 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.
 - NOTE: The Grey plastic buckets are for sand to mitigate ice only, not for trash.
7. Fireworks of any type are prohibited at all times on the property.
8. Short-term Renters and/or Unsupervised Guests are not allowed to use the fire pit in the commons.
9. 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.

10. 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.