

**ALPINE CONDOMINIUM ASSOCIATION**  
**601 Gothic Rd, Mt. Crested Butte, CO**

**RULES & REGULATIONS**

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**The Alpine Home Owners' Association (HOA) is managed by MILL CREEK MANAGEMENT.**  
**For any concerns or questions, please call 719-551-9222. For Emergencies call 911**

1. **RESPECT:** These Rules and Regulations are for the common good of the Association and its Members. They apply to all residents, whether they are OWNERS of the condominium units, GUESTS of the owners or Long-term or Short-term RENTERS of the condominium units. Use of the general or limited common elements will be made in such a manner as to respect the health, safety, rights and privileges of other unit owners, guests or renters.
2. **GENERAL COMMON AREAS:** All common areas (hallways, stairs, basement, doorways) ARE TO BE KEPT CLEAR of personal property with the exception of bicycles in the bike rack. This includes the parking lot, the storage areas, the overhang, entrances, under the deck, common area stairwells and landings, and the perimeter of the building.
  - a. Recreational equipment such as bicycles, skis, poles, sleds, kayaks, paddles, etc. must be stored inside unit or in owner's storage lockers in an appropriate manner. (A few shoes are allowed outside of your condo doorway.)
  - b. The Board of Directors has authorized management to remove and dispose of any such personal property in the above stated area within 48 hours after giving owner and/or renter written notice.
3. **DECK BALCONIES:** They must remain clear of all items except appropriate deck or patio furniture and fixtures.
  - a. For safety reasons, only propane cooking grills are permitted to be used on the decks.
  - b. During the summer months – a grill may be use at the South end of the building for cook outs, as long as open fires are permitted by Town and County officials. Residue from use of such fixtures must be deposited of properly. All such fixtures, residue, including firewood, must be cleaned up and removed by 1 November.
4. **PARKING:** Designated parking areas are the only areas in which parking is permitted. Parking in non-designated areas may subject offending vehicles to towing. The Board of Directors has authorized management to remove, WITHOUT NOTICE, vehicles which are illegally parked. Towing will be at the offending vehicle owner's expense.
  - a. **For more detailed info, READ THE PARKING LOT PLAN.**
  - b. No Parking of any motorized vehicles under the west side overhang.
  - c. All vehicles must be in good working condition and used for transportation.
  - d. No recreational equipment such as R.V.'s, snowmobiles, boats, etc. (except bicycles parked in the bike rack) shall be parked, stored or maintained by any unit Owner, Guest of Owner or Renter upon the exterior property of Alpine Condominiums.
  - e. **All vehicles parking on the premises must display an Official Alpine "Parking Permit".**
5. **NOISE:** Noise is regulated by the Town and any and all violations of the Town Noise Ordinance maybe reported by any person to the Town Police.
  - a. The Association encourages a 'quiet time' between 9 pm and 8 am.
  - b. Loud Noises are defined as that which is disturbing to others.
  - c. Such Loud Noises include, but are not limited to barking/howling dogs, banging, music, outdoor conversation, indoor conversation, loud stereo/radio/television noise, instruments, jumping/stomping, automobile horns and engine noises.
  - d. Construction and remodeling should only be done during business hours, 8 am to 6 pm.

6. **E-BIKES:** If any resident or guest has an E-Bike, the **E-Bike Fire Safety: Storage & Charging Guidelines MUST be followed.** These guidelines must be POSTED in all rental units.
7. **PETS:** Condo Owners are allowed to have pets, and permit pets. Condo Owners retain full liability and responsibility for all pets allowed in their Condos. Any damage or special cleaning in common areas will be billed to the Condo Owner. All pets must be in compliance with Federal, State, County, and Town regulations.
  - a. All pet solid wastes must be collected and properly disposed of by the pet owner.
  - b. All liquid wastes from pets will not be permitted within 15 feet of an entrance.
  - c. Do not let pets pee on the balconies.
  - d. Non owners are not allowed to 'pet sit' on premises.
  - e. Any Resident or Visitor or Agent may request the removal of any pet for any reason, and the Condo Owner must comply, once notified in writing by the property manager. The property manager is the sole person with authority to make judgement on a pet removal request, and issue a written demand for removal. These decisions are final. A one-time appeal may be submitted in writing to the HOA President.
  - f. **The Board of directors shall have the discretion to take whatever corrective action may be required in association with complains received about pets from tenants or owners, including fines not to exceed \$250 per incident.**
8. **SIGNAGE:** No signs, advertisements, or notices shall be exhibited or fixed on any part of the outside or inside of the building by any Owner, Guest of Owner or Renters other than signs or notices approved by the Board of Directors.
  - a. Professional real estate sign are exempt from this rule.
  - b. Inside Notices, as appropriate, maybe placed at the discretion of the property manager.
9. **BUSINESS USE:** In-home commercial business operations of any nature are prohibited. Work from home, electronic and internet work is permitted; however, in person business meetings for commercial purposes of more than 3 people are prohibited.
10. **REPAIRS / IMPROVEMENTS:** Please inform the property manager before beginning any and all plans for remodeling, repairs, and improvements.
  - a. No owner may install any plumbing, wiring, fireplace modification or air conditioning equipment without complying with local regulations, permitting, and safety requirements.
  - b. No owner, renter, tenant or contractor may install or erect any type of exterior wiring for any reason, including satellite, phone, cable, temperature sensor wiring on the exterior of the building without the prior written consent of the Board of Directors.
  - c. A written request to install or erect exterior wiring must be submitted to the Board of Directors for approval and must be approved by the Board before any work is to be done.

*Each Owner, Guest, Invitee and Lessee shall comply with and abide by all rules and regulations set forth above and as the same may be amended or adopted by the Board of Directors from time to time. The above rules and regulations shall in no way amend or alter the Articles of Incorporation, Condominium Declaration or Bylaws of the Association, but shall only be supplemental thereto.*

**CALL 911 For ANY Emergencies**