



Telluride Lodge Homeowners Association
Rules & Regulations – (Insert Date)

We Encourage Everyone to Use the Common Courtesy Law.

These Rules must be posted in all rental units

Owners with concerns should email the HOA Board at: <https://telluridelodgehoa.org/>.

The Board has established the following house rules to ensure safety and quiet enjoyment for all owners and renters. Owners must communicate these rules to their renters and their rental agents. Failure to comply with these rules may result in a fine directly to the owner, not renters or rental companies beginning three days after written notice. (Please see the Telluride Lodge HOA Fee Schedule at our website). This document supersedes any previous version of the Telluride Lodge Homeowners Association Rules and Regulations.

Barbecues. For fire safety, absolutely no barbecue grills, smokers, Hawaiian style torches, Mexican style chimeneas, other types of pottery fireplaces, or other types of fires may be used on balcony or decks for any reason. Personal BBQs are prohibited for safety reasons. Community grills are provided for your convenience at the picnic tables. Charcoal and lighter fluid are prohibited in all areas of the Telluride Lodge. For fire safety reasons, this rule is taken very seriously. Contact the Maintenance Manager for replacement gas bottles if found empty. There is a per incident fine for violation of the above.

Bicycles. Bicycles in common areas must be stored in one of the bicycle racks provided by the HOA. Bicycles must be registered in the HOA office and display a TL decal. Abandoned or unmarked bicycles will be removed, stored for 30 days, and then discarded. Bicycles may not be stored or worked on in hallways.

Decks and Balconies. Only patio furniture, bicycles and sport equipment may be stored on the decks. Equipment must fit on the deck (it may not hang over the balcony or floor). Decks may not be used for general storage; no trash or appliances are allowed. Owners are required to keep decks neat, as they can be seen from upper units and the hallways. For safety reasons smoking and BBQs are prohibited on decks and balconies

Common Areas. No changes to the Common Areas are allowed without the written consent of the Board. Plantings, including trees, and any other changes to the ground surface such as pavers, flower beds, etc. in common areas require the approval of the Board and may be removed at the Board's discretion if not approved. Owners may be billed for the removal of unauthorized changes.

Construction Hours. All owners, construction and other workers must follow the Renovation Guidelines. No work may begin before 8:00 am. Work (including clean up) must be completed by 5:00 pm each day. No work is permitted on weekends or holidays by contractors. Owners may do work on weekends between 10:00am and 5:00pm. (Refer to the Renovation Guidelines for more detailed information.)

Emergency Egress. All owners must comply with safety codes assuring safe egress of occupants. These include appropriate snow removal, not blocking interior egress with furniture, etc. If questions, please contact the Maintenance Manager.

Fire Lanes. No parking in the breezeways, driveways or fire lanes, with the exception of active loading/unloading for a maximum of 30 minutes. Violators are subject to tow at the owners cost and expense. Bicycles left in the fire lanes are subject to removal, stored for 30 days and then discarded.

Guests visiting an owner. It is reasonable to assume that property owners will have visiting guests that may require parking and/or be accompanied by pets. These rules provide for short term and longer-term accommodations for owner guests. These privileges do not apply to rental visitors and are a benefit that may be revoked if abused.

Group Events. Planned groups of 25 or more people gathering in the common space barbecue/grass areas are allowed with following conditions.

1. The owner of the unit provides the HOA seven days advance notice in order to ensure compliance with the house rules including both set up and clean up.
2. The spa common area facility will not host large groups in any capacity.
3. Owners participating in groups, spontaneous or pre-planned, are responsible for cleaning the area immediately following any gathering.
4. Group events may not block fire lanes or access to other owners and guests inside or outside of buildings.

Hallways. Hallway doormats are not permitted. Hallways may not be used as work areas. Tuning or "adjustments" to sport equipment is not allowed in hallways. Equipment includes, but is not limited to, skis, snowboards, strollers, benches or chairs, and bicycles. Group events are not permitted in hallways.

Noise Restrictions. No loud parties or boisterous behavior is allowed in the units or interior hallways may bother other people staying in the Lodge. No loud playing of TV's, radios, stereos, or other musical instruments are allowed at any time. Barking dogs are included in the prohibition. Residents must comply with all Town ordinances in this regard. Quiet hours for the Lodge are 10:00 pm to 8:00 am. Please respect your neighbors

Occupancy Limits. Telluride Lodge defines a bedroom in accordance with the plat map for the unit number. The definition is further defined by the Town of Telluride ordinance. There is a limit of two non-family occupants per bedroom. Exceptions to this are visitors or guests of owners whose length of stay is no more than two weeks per month.

Packages and Deliveries. For the convenience of Owners, delivery services may leave packages in the office area designated for this purpose. All owners have access via code to this area. Please be certain that the door is locked when you leave. Owners should make special arrangements for any oversize deliveries and for any items they do not want delivered to the office.

Receivers. While personal satellite dishes are permitted, location requires written approval of the HOA Maintenance Manager. No receivers are permitted above the roof line.

Rentals. Owners are responsible for their tenants' actions, regardless of the tenant's status: long term, or short term. Owners of units rented or leased, as well as their rental agents, are responsible for advising guests of the spa, pet, parking and house rules, and must post rules in units. Owners are responsible for their tenants' actions subject to fines based on the Telluride Lodge HOA Fee Schedule.

Signs. No signs may be hung or displayed where visible from other units. This includes signs in the hallways, on doors, windows or exterior walls of units with exceptions approved by the board.

Smoking. No smoking is allowed within 25 feet of any hallway entrance or stairway. No smoking is allowed on the decks or balconies. Short-term and long-term rental units must post a sign stating, "No Smoking on Deck or Balcony".

Spa. The spa is closed from 10:00 pm to 10:00 am. Rules related to specific uses are posted on signs in the Spa. Children under the age of 14 must be accompanied by an adult for the entire time of use. Recovering of spa tubs after each use is required. The spa area is monitored with audio and video recordings. No nude or topless bathing is allowed. Anyone whose behavior is offensive, including but not limited to intoxication, obscene language, behavior offensive to other guests and/or their children may be subject to fines and loss of spa privileges. Occupants are expected to clean up their refuse upon departure.

Trash. Trash must be put in the proper containers located in the breezeways/underpasses. No trash may be left in the hallways. All renters should have instructions and directions for trash disposal and dumpster location. Cleaners should be instructed to disperse trash in ALL dumpsters and not overload any one dumpster. Recycle trash containers are provided at each dumpster location. No “construction” trash is allowed in Lodge containers. All trash containers have “bear locks” or special handles which should always be securely closed after trash is deposited.

Window Treatments. Window treatments such as proper blinds/ drapes/ shutters must be maintained and esthetically pleasing when viewed from the outside. At no time are sheets /towels /blankets /tin foil allowed as a window covering/window treatment. Warnings of 7 days’ notice will be given for removal as deemed by the HOA, and a per day fined levy will be initiated if the window covering is not remedied within 7 days.

PARKING RULES

We Encourage Everyone to Use the Common Courtesy Law.

Because parking at the Telluride Lodge is limited, only owners and registered guests may park on lodge property. One parking space is allocated for each hallway door. All must park as directed by the HOA, which is managed and administered by the HOA Maintenance Manager. Any car not displaying a Telluride Lodge Parking permit or violating HOA parking rules is subject to stickering, towing or “booting”. Camping, sleeping, or housing dogs is not permitted. This applies to renters as well as owners. No spaces may be designated or reserved to an owner or unit. Fines will be consistent with the Telluride Lodge HOA Fee Schedule. All residents and renters must park as directed by the HOA Maintenance Manager. The Board has instructed the maintenance manager to sticker, boot, or tow the vehicle of any violator who does not comply with these rules. Additionally, non-compliant residents and tenants are subject to fines. Motorized vehicles of any kind shall only be parked in designated parking areas. Telluride Lodge is not responsible for damage or theft in its parking lots.

Registration. Every car parked at the Telluride Lodge must display a parking permit issued by the HOA. Owners and their guests must register their cars at the HOA office when arriving to avoid parking tickets and towing charges. If it is not possible to obtain a temporary permit— a note identifying the vehicle should be displayed on the front dashboard. “Visiting or staying in Unit XXX plus the date and time.” We want to accommodate parking for guests of owners posting a note. However this refers to while visiting in an owner’s unit and absolutely not for the convenience of skiing or other community activities. As above, guests must place a note in their care. Abuse of this privilege will result in revocation. Owner guests staying longer than a portion of one day must register in the HOA Office.

Prohibited Vehicles. No boats, trailers, buses, motor homes, mobile homes, campers, off-road-motorcycles, snowmobiles, recreational vehicles, all-terrain vehicles, trucks, industrial or commercial vehicles (both cabs or trailers), abandoned or inoperable vehicles (as defined below), or any other similar vehicles (excepting passenger automobiles and/or one ton or smaller pick-up trucks) shall be parked or stored in the community except as approved in advance during low traffic times by the board or maintenance manager.

High Traffic Times. During summer festivals such as Bluegrass, Blues and Brews, etc. it is envisaged that extra security will be employed as needed to oversee parking enforcement. The board will announce to the owners when the security will be employed in advance. It is up to every owner to help enforce the rules above with their guests and insure identification of all owner and guest vehicles. High traffic dates will be posted on the website.

Low Traffic Times: During low traffic/off-season times when we have plenty of parking spaces, the HOA will not be as strict when it comes to parking. We will, however, still be looking to identify and remove non-resident vehicles and still require permission to park oversized vehicles and trailers.

Vehicle Maintenance. With the exception of simple maintenance, motorized vehicles of any kind shall not be repaired, repainted, serviced, or rebuilt in the community. This restriction shall not prevent the non-commercial washing or polishing of vehicles and boats, together with activities normally incident thereto.

Abandoned or Inoperable Vehicles. An “abandoned or inoperable vehicle” shall mean any motorized vehicle which does not display a current motor vehicle license, or which has not been driven under its own propulsion for a period of one week or longer (except otherwise permitted vehicles parked by Owners or Occupants while on vacation or during a period of illness), or which does not have an operable propulsion system within the vehicle. In the event the Board shall determine that a vehicle is abandoned or inoperable, or is otherwise in violation of the provisions of this section, a written notice of violation describing said vehicle shall be personally delivered to the vehicle owner (if such owner can be reasonably ascertained), or shall be conspicuously placed upon the vehicle (if the owner cannot be reasonably ascertained), thereafter, the Board (as the case may be) shall have the right to remove the offending vehicle, or cause the vehicle to be removed and stored, at the sole expense of the owner of the vehicle if the vehicle is located on the roadway, or at the sole expense of the owner on which the vehicle is located, all without liability on the part of the Board. The Board may cause any unauthorized vehicle parked in the Community to be immediately towed or booted at the cost and expense of the owner of the unauthorized vehicle.

Parking Areas. Parking is available in the main parking area opposite the spa. Parking is also allowed on the east side of the 300 Building and the west side of the 500 building. Additional parking is available in Clark’s Market parking lot in the last row of the west side of the lot as signed for Telluride Lodge. Vehicles parked overnight in the Clark’s lot, must display Telluride Lodge permits. Parking or driving is not allowed on the grass at any time. Residents who park for a week or more at a time are requested to park at Clark’s. Unidentified vehicles are subject to tow by Clark’s Market.

Outside Contractors and Vendors. When necessary, service vehicles may park at Telluride Lodge. A pass must be obtained at the office or from the HOA Maintenance Manager. Unidentified vehicles are subject to being stickered, towed or booting.

Long Term Parking. If a vehicle must be parked for more than one week, when the owner is not present, the owner must make arrangement with the HOA office on said vehicle. The owner of a vehicle intended to be parked for more than a week needs to make arrangements with someone to move the vehicle as necessary to allow for proper snow removal or other purposes. The person responsible for moving the car should be identified to the HOA and must be available to remove the vehicle upon reasonable, advance notice. The owner may elect and the HOA may agree to move the vehicle for a absent owner, provided that the owner leaves keys with the HOA and agrees that the HOA is not responsible for any resulting damage to the vehicle.

Pet Policy and Procedures

We Encourage Everyone to Use the Common Courtesy Law.

The Telluride Lodge permits ownership of pets under the following rules and conditions. The goal of this policy is to encourage neighborly and responsible behavior by pet owners. Owners are held responsible for properly managing, training and supervising their pets. Resident pets shall be permitted only to owners and their immediate family and only while they are in residence at the Telluride Lodge. Immediate family is further defined to include parent, child, sibling, spouse or domestic partner. Owners may have a pet at the Telluride Lodge. Tenants, whether short or long term, may not have pets. A “no pet” clause should be included in all rental agreements. Under provisions of the Pet Policy, guests of owners may bring pets onto the property.

Registration. All resident pets/animals at the Telluride Lodge HOA must be registered.

Definition. A pet shall be defined as a cat or a dog. Ownership of a second pet will be subject to Board approval. All other types of pets require written approval from the Board of Directors.

Registration. Registration shall be made in writing by completing and signing a pet registration form and submitting it to the Board. Owners shall also notify the Board of pets no longer residing at the Lodge. Registration forms are available at the HOA office and online.

Dog Fee. Dog owners shall be required to pay an annual flat non-refundable fee for the first dog and an additional fee for the second pet. Additional pets beyond the two will not be approved.

Indemnify HOA. Pet owners shall indemnify the Board of Directors and the Homeowners Association and hold it harmless against damages, loss or liability of any kind arising from their pet(s).

Restrictions /Rules

1. Pets must be confined to the pet owner's unit, Pets must not be allowed to roam free and unsupervised, and may not be left unattended on decks, balconies or courtyards. Owners must accompany their pet when it is in a public area and shall keep their pet under control at all times. If owner is unable to keep their pet under voice control, then they must keep their pet on a leash at all times, when in a public area.
2. Pets are not allowed in any rental unit. Any advertisements by owners or their agents on services such as VRBO or Airbnb, must clearly state "No Pets". It is the owner's responsibility to enforce this policy and the owner is responsible for any applicable fines. In the rare instance when a renter is accompanied by a service animal, that animal must conform to all guidelines in this document.
3. If a pet is harbored in a TL unit, the owner will be fined and have three days to cure. An additional fine shall be assessed if the pet is not removed by the end of 3 days. In all cases, whether or not a rental agency is involved, the owner of the unit is ultimately responsible for the fine.
4. Owners shall pick up immediately after a pet defecates. The securely bagged pet droppings shall be discarded in the trash dumpsters located in the breezeways. There will be pet pick-up bags in all breezeways to assist owners with this responsibility. However, in the event that there are no pick-up bags stocked, this does not relieve owners of the obligation maintain a clean area. Owners who fail to promptly pick up feces and place same in appropriate trash containers shall be subject to fines. (See Telluride Lodge HOA Fee Schedule)
5. Pet owners are responsible for any damage to the common elements or other units caused by their pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of each pet owner.
6. No pet shall be allowed to become a nuisance or create any unreasonable disturbance as determined by the Town of Telluride Codes, or the Telluride Lodge Board of Directors. Owners must comply with all Town of Telluride rules and restrictions including nose restrictions as stated in the Telluride Municipal Code. [Chapter 7, Article 6, Division 3 Dogs, Section 7-6-350, Prohibited Activities].

Pets of Guests Visiting an Owner. Pets shall be appropriately licensed and meet the restrictions/rules. Guests of owners may bring pets during visits to an owner, but must comply with all relevant rules. Failure to do so will result in fines to owners as well as asking for removal of the pet. These privileges do not apply to rental visitors and are a benefit that may be revoked if abused. This does not apply to renters.

Vicious, or Excessively Noisy Pets. If a homeowner observes an animal that is vicious, excessively noisy, or in any other way violating the Town of Telluride Codes as discussed, the homeowner should call the Marshall's Office and ask for Animal Control Services. Document the incident with notes as to

what happened, when and where the incident took place. If possible, include any pictures of the incident. Enforcement of code violation is not the direct responsibility of the Telluride HOA staff or board members. All problem should be referred to town authorities.

Removal of Pets. The Board of Directors, following notice and hearing as provided for in the Governance Policies, may require the permanent removal of any pet within three (3) days if such pet is determined by the board to be a nuisance or a danger to the complex and its residents. The Board may not act arbitrarily to cause such a removal. The Board will to the greatest extent possible, involve municipal animal control services to intervene in making a determination to require the permanent removal of a pet. If so determined, the pet owner will have three (3) days to remove the pet from the premises. In such case, during this period, the owner must strictly maintain the pet on a short leash (6 feet maximum) with a muzzle over the pet's jaws at all times that the pet is outside the owner's unit.

Service Animals. All service animals providing services or support to an owner or tenant while residing in the Telluride Lodge, must be registered with the Telluride Lodge HOA one week prior to arrival. All service animals must have proof of registration. Government policies related to emotional support animals are rapidly changing. Any owner or renter wishing to bring an emotional support animal to the Telluride Lodge, must check with the HOA for updates on rules *prior* to arrival. Documentation of an emotional support animal will be required. Service and emotional support animals are not exempt from any rules regarding behavior as specified in this document and/or the Town of Telluride's Municipal Codes referenced above.

Complaints, Violations & Enforcement

We Encourage Everyone to Use the Common Courtesy Law.

It is the responsibility of all owners to ensure that the Lodge policies are maintained. While we hope that owners maintain collegial relationships, this may not always take place. In the event that violations occur and cannot be resolved between owners, a process exists to address these matters. Any owner, resident or managing agent observing an infraction of any of these rules shall first discuss the infraction in a neighborly fashion with the owner in an effort to secure voluntary compliance.

Homeowners are reminded that the Board cannot punish beyond fines. The process is as follows.

1. Owners may notify in writing to the Telluride Lodge Management to inform them of any violations or nuisance behavior that they witness. Specific dates and pictures, when available, are helpful.
2. If the complaint is not satisfied voluntarily, it must be put in writing, signed and presented to the Board of Directors. If the Board is in agreement with such complaint. The owner will receive written notice of the violation (warning issued).

The Marshall's Office is responsible for enforcement of dog rules and complaints in the Town of Telluride. Please use the following form and submit it to the Marshall's Office if you have concerns about a dog. A copy of their complaint form follows and is also available online at <https://www.telluride-co.gov/FormCenter/Marshals-Department-10/Dog-Rule-Violation-Complaint-60>.



Telluride Marshal's Department

Dog Rule Violation Complaint Form

If you would like to make a complaint regarding a violation of any dog rule, please complete this form. By signing in the space below, you agree to be called as a witness in the event a ticket is issued and the matter goes to trial.

Your Name: _____

Your Contact Info.: _____

Date/Time of Offense: _____

Location of Offense: _____

Dog's Name, if Known: _____

Dog's Description: _____

Dog's Owner, if Known: _____

Dog Owner's Address: _____

Dog Owner's Phone #: _____

Photo Available? _____ Video Available? _____

On the date listed, I saw the above-described dog (circle one or more, as applicable):

Hitched for more than 2 hours

Subject to motorized exercise

Trespassing

At large

Barking excessively

Being threatening and/or vicious

Defecating (check one) on ___ public property or ___ private property not belonging to the owner. I waited ___ minutes and did not see the owner remove the feces.

I swear the above statement is true to the best of my knowledge.

Print Name

Sign Name

Date

Please return this form to the Telluride Marshal's Department, 134 S. Spruce Street, Telluride, CO 81435, email to jwright@telluride-co.gov, or fax to 970-728-3863. Visit the Town Website at www.telluride-co.gov for additional forms or more information.

COMMENTS:

APPROVAL AND EXECUTION

The Board of Directors hereby approves the Telluride Lodge Rules & Regulations pursuant to the power, authority and requirements provided for the Rules & Regulations Document in accordance with TL Board of Directors and makes them effective as of March 27th, 2023.

The Telluride Lodge Rules & Regulations may periodically be revised from time to time by the Telluride Lodge Association.

**The Telluride Lodge Association,
a Colorado nonprofit corporation**

By: _____

Pint Name: Andrew Davis

Title: **President**