

Telluride Lodge Homeowners Association
Rules & Regulations – January 18, 2021

We Encourage Everyone to Use the Common Courtesy Law.

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/or their agents. Failure to comply with these rules may result in a fine to the owner, beginning three days after written notice. Please see the Telluride Lodge HOA Fee Schedule. 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 or other types of pottery fireplaces, or other types of fires may be used on balcony or decks for any reason. Grills are provided for your convenience at the picnic tables, during the appropriate seasons. Charcoal and lighter fluid are prohibited in all areas of the Telluride Lodge. If you wish, propane barbecues may be used on the ground at least 10' from the building or deck. The barbeque must be a safe distance from any combustible materials. For fire safety reasons, this rule is taken very seriously. Contact 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.

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. Owners may be billed for the removal of unauthorized plants and trees.

Construction Hours. All owners, construction, and other workers must follow the Construction 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. Refer to the Renovation Guidelines for more detailed information.

Decks. 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.

Fire Lanes. No parking in the underpasses, driveways or fire lanes, with the exception of active loading/unloading. 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.

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.

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.

Noise Restrictions. No loud parties or boisterous behavior is allowed in the units or interior hallways, such that same 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.

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. As such there is a limit to unit occupancy of 2 people per bedroom .

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.

Parking. Because parking at the Telluride Lodge is limited, only owners and registered guests may park on lodge property. All must park as directed by the HOA, which is the 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 tow or “booting”. Detailed parking rules are outlined later in this document.

Pets. Only 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. Owners are responsible for picking up after their pets. Please refer to the Telluride Lodge Pet Policy later in this document.

Quiet Hours. Quiet hours for the Lodge are 10:00 pm to 8:00 am. Please respect your neighbors.

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, short term, or resident. 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. Owners are responsible for their tenants’ actions subject fines based on the Telluride Lodge HOA Fee Schedule.

All renters should have instructions and directions for trash disposal and dumpster location. Cleaners and such should be instructed to disperse trash in ALL dumpsters and not overload any one dumpster. No trash may be left in the hallway.

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.

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”.

Spa. The spa is closed from 10:00 pm to 10:00 am. No glass containers are allowed in the spa area.

Children under the age of 14 must be accompanied by an adult. Re-covering of spa tubs after each use is required.

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.

Storage Not Allowed in Common Area. The common area around a deck is not a storage area for personal belongings. This area must be kept clear.

Trash. Trash must be put in the proper containers located in the breezeway /underpasses. No trash may be left in the hallway. Recycle trash containers are provided at the west side of the south breezeway of the 500 building and in the south 300 building breezeway. 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. Plain covering in cream, beige, natural wood tones are allowed. 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.

Each Unit is granted the right to park one motorized vehicle in the Community as provided for in the Telluride Lodge Declarations.

Motorized vehicles of any kind shall only be parked or stored in designated parking areas.

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 by the board or Maintenance Manager.

No motorized vehicle of any kind shall be maintained, repaired, repainted, serviced or rebuilt in the Community. This restriction shall not prevent the non-commercial washing on polishing of vehicles and boats, together with activities normally incident thereto.

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.

Identification. Parking at the Telluride Lodge is limited. Any vehicle parked in the parking lot should be identified as belonging to a current unit owner or as a long term or short-term renter.

Management. All residents and renters must park as directed by the HOA Maintenance Manager. The Board has instructed him/her to 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.

Emergency / Fire Lanes. No parking in the underpasses or fire lanes/driveways between the spines is allowed. Parking is allowed on the driveways and breezeways for active loading/unloading (15 minutes maximum). Cars parked in the fire lanes or underpasses are subject to tow or booting without warning.

Registration. Every car parked at the Telluride Lodge must display a parking permit issued by the HOA. A parking permit must be displayed in the front windshield of every vehicle parked. 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 Unit 308 + date”

Owner Permits. Owners and long-term tenants must register their vehicles with the HOA. Owners and long-term renters will be issued a decal to be displayed in the front windshield.

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 westside of the lot. 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.

Outside Contractors and Vendors. Service vehicles are not allowed to park at the Telluride Lodge. If such parking is necessary (e.g. loading and unloading, access to machinery), a pass must be obtained at the office or from the HOA Maintenance Manager. Unidentified vehicles are subject to tow.

Long Term Parking. If a vehicle must be parked for more than one week, 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. 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.

Clark’s Lot. Residents who park for a week or more at a time are requested to park at Clark’s. The last row on the westside of the lot is reserved for Telluride Lodge vehicles. Vehicles parked overnight in

the Clark's lot, **must** display Telluride Lodge permits. Unidentified vehicles are subject to tow by Clark's Market.

High Traffic Times. During summer festivals such as Bluegrass, Blues and Brews, etc. it is envisaged that extra security will be employed to oversee parking enforcement. The board will announce to the members 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 are 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.

Pet Policy and Procedures

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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.

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

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.

Pets shall be appropriately licensed and meet the below restrictions/rules.

Registration

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 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. [See Telluride Lodge HOA Fee Schedule for the current applicable fee, a copy is attached as Exhibit B.] 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, must not be allowed to roam free and may not be left unattended on decks or balconies. Owners must accompany their pet when it is in a public areas and shall keep their pet under voice 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 a long-term rental unit. If a long-term renter has a dog or another pet, the owner will be notified and have 10 days to cure. If the pet is not removed, the owner will be fined.
3. Pets are not allowed in a short-term rental unit. 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 as stated in the Telluride Municipal Code. [Chapter 7, Article 6, Division 3 Dogs, Section 7-6-350, Prohibited Activities].
7. As stated above only owners and their immediate family are allowed to have pets at the Telluride Lodge. 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.

Complaints, Violations & Enforcement

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It is the responsibility of all owners to ensure that the Lodge policies are maintained. Any owner, resident or managing agent personnel observing an infraction of any of these rules shall first discuss the infraction in a neighborly fashion with the pet owner in an effort to secure voluntary compliance. If a homeowner observes an animal that is malicious, vicious, excessively noisy or in any other way, violating the Town of Telluride Codes as discussed in Restrictions, item 4, 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 responsibility of the Telluride HOA staff. All problem should be referred to town authorities.

Homeowners are reminded that the Board cannot punish beyond fines and in extreme cases rescind the right to have an animal at the Telluride Lodge. 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 pet owner will receive written notice of the violation (warning issued).
3. 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.