

**POLICIES CONCERNING PLEASANT AND ATTRACTIVE LIVING  
IN HIDEAWAY VILLAGE**

As Determined by the By-laws and Board of Directors of the  
Hideaway Village Condominium Association

The following rules and regulations pertain to all persons living in Hideaway Village, whether they are owners, guests or long-term renters. If you are an owner and you have a long-term renter, *it is your responsibility to make your renter aware of the following policies.*

1. Only condominium owner(s) are allowed to keep pets on the Complex. When pets are outside, they must be on a leash or under voice control at all times and never left unattended. The owner(s) must immediately pick up, place in a bag and deposit pet waste in the dumpsters provided. Pets are not allowed in rental units or by renters. A fine of \$100 per day, payable by the owner, will be assessed if a renter has a pet in their possession.
2. No items are to be stored outside the condominium, including on decks and balconies, other than grills, lawn furniture, bicycles, bicycle racks, and neatly stacked firewood. If noncompliant item(s) are present, a warning letter will be sent to the owner giving the owner 14 days to remedy the situation. If, after 14 days, the item(s) still remain a fee of \$100 will be charged to the owner. If the same owner violates the policy a second time during a 1-year period, the owner will be charged a \$250 fee, and a \$500 fee will be charged for the third offense in that same 1-year period. Please be advised that these fees will be charged to the applicable owner regardless of whether the situation was created by the owner *or* a long-term renter.
3. Laundry may not be hung outside the condominium. The Recreation Building provides clothes washers and dryers for your use.
4. No abandoned or inoperative vehicles are allowed on the Complex. If an abandoned or inoperative vehicle is found on the Complex, a warning letter will be sent to the owner giving the owner 14 days to remedy the situation. If the vehicle still remains, the same penalties in #2 apply.
5. No open fires are allowed anywhere on the Complex.
6. Barbecuing on wooden decks or balconies is not permitted.
7. Dumpsters are available in close proximity to each building for removal of trash. Do not place trash on balconies, decks, or outside units.
8. This is a residential area and the speed limit is posted at 20 mph. Please adhere to this speed for the safety of all concerned.
9. Quiet hours are from 10:00 p.m. to 7:30 a.m. T.V.s, radios, and stereos are to be played at a level for you own unit's enjoyment, i.e. deep bass tends to vibrate into surrounding units.

We thank you for your compliance with the above regulations. This is your complex and a very valuable asset for the enjoyment of our "mountain living."

**HIDEAWAY VILLAGE HOME OWNERS ASSOCIATION  
RULES & REGULATION AS  
TAKEN FROM ASSOCIATION BYLAWS  
ARTICLE VII, SECTION 8 (page 11)**

**Article VII, Section 8:     Rules and Regulations**

- (a) No resident of the project shall post any advertisement, or posters of any kind in or on the project except as authorized by the Association.
- (b) Owners and occupants of apartment units shall exercise extreme care to avoid making or permitting to be made loud or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers, and any other instruments or devices in such manner as may disturb or tend to disturb, tenants or other occupants of condominium units;
- (c) It is prohibited to hang garments, rugs, and other materials from the windows or from any of the facades of the project.
- (d) It is prohibited to dust rugs or other materials from the windows, or clean rugs by beating on the exterior part of the project.
- (e) It is prohibited to throw garbage or trash outside the disposal installations provided for such purposes.
- (f) No owners, resident, or lessee shall install wiring for electrical or telephone installation, television antennae, machines or air conditioning units on the exterior of the project except as expressly authorized by the Association.

The Board of Governors or the Managing Agent reserves the power to establish and enforce compliance with such additional house rules as may be necessary for the operation, use and occupancy of this condominium project with the right to amend same from time to time.

## Frequently Asked Questions

- **Who's responsible for repairs to the outside of the building?**

It is up to the owners to report any maintenance issues to the Building Representative. The Building Representative can request CMC to make repairs. The property manager also prepares a spring and fall review of the property that identifies maintenance items and potential improvements to each building. In most cases, the building reserves pay for repairs and improvements to the exterior.

- **Who's responsible for interior repairs?**

Typically, repairs to the interior of the unit are the responsibility of the owner. An exception would be damages to the interior of a unit caused by an external problem.

- **Where/how do I report a maintenance request?**

Our maintenance hotline is 970) 726-6233. Hours are 8 am to 5 pm. Our after hours emergency number is 970) 531-2257. Hours are from 5 pm to 8 am.

- **Who do I contact for building related questions?**

Your building representative is the person to direct questions to. If they cannot answer a particular question, you can always contact the Property Manager.

- **What are CMC's Labor Rates?**

The unskilled labor rate is currently \$35.00/hr (billed out in quarter hour increments). Unskilled labor includes things such as painting, lock repair, basic electrical, basic plumbing.

The skilled labor rate is currently \$50.00/hr (billed out in quarter hour increments). Skilled labor includes things like drywall repair, carpentry, major plumbing, major electrical, or anything that requires special training to perform the task.