

VANTAGE POINT/VAIL CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

1. The exterior of the Units, including fences, railings, doors and windows, shall not be painted, decorated or modified by any owner, guest or tenant of an owner in any manner without prior written consent of the Board.
2. No article shall be hung or shaken from the doors, windows, balconies or patios or placed upon the outside window sills or railings of the Units.
3. No bicycles, skateboards, scooters, baby strollers, skis, snowboards or similar vehicles or toys or personal articles shall be allowed to stand in or on any of the general common elements, including stairwells and walkways.
4. No owner, guest or tenant shall make or permit any noise that will disturb or annoy the occupants of any of the Units or do or permit anything to be done which will interfere with the rights, comfort or convenience of other owners.
5. Each owner shall keep his/her Unit in a good state of preservation and repair and not sweep or throw or permit to be swept or thrown from balconies, porches or over the fence or railings any dirt or other substance.
6. No sign, notice, flag, banner or advertisement shall be inscribed or exposed on or at any window, fence or other part of the Units or any common area. This does not include the American flag.
7. All garbage and refuse from the Units shall be deposited with care in garbage dumpsters provided by the Association. Garbage shall not be left in any common area for any period of time no matter how brief. These dumpsters are for domestic refuse only. Construction trash and remodel trash are not allowed.
8. No cats, dogs or any other animal shall be kept, maintained or harbored in the Units or in any, common area including the garage, at any time. This rule does not pertain to Owners.
9. Any and all common amenities are for the sole use of owners, their guests and tenants. Amenities include, but are not limited to laundry facilities, swimming pool, spas and parking lot. Tenants, both long term and short term are NOT entitled to have guests use any of the common amenities. (see rule 12 regarding tenant guest parking)
10. No owner or tenant shall carry on any business or trade from or in his/her Unit, or allow any other person to carry on such business or trade.

11. No radio, television aerial/antenna or satellite dish shall be attached to, or hung from the exterior of the Units, the roofs or protrude over any railing or any other common area.
12. All vehicles parked in the Vantage Point parking garage must have a valid, dated parking pass clearly displayed on the vehicle dashboard at all times. All other vehicles will be towed away at the owner's expense. Any guest parking for tenants must be preapproved with property management. No vehicle shall be parked in such a manner as to impede or prevent ready access to or from another owner's parking space.
13. The sole purpose of the parking garage is for vehicle storage. No mechanical work of any kind shall be performed on any vehicle at any time in the parking garage. This includes but is not limited to, car washing and any auto repair work.
14. No awnings, window guards, light reflective materials, storm shutters, ventilators, fans or air conditioning units shall be used in or about the Units or any common area.
15. Each owner/tenant shall keep his/her balcony in a good state of preservation and cleanliness. Balconies shall not be used as a storage area with the exception of patio furniture, BB-Q grills, bicycles, skis and snowboards.
16. Any damage to the general common elements or common personal property caused by an owner/tenant shall be repaired by the Association at the expense of that owner/tenant.
17. Barbecue grills shall be strictly limited to propane or natural gas and electric grills. No live fire charcoal grills of any kind shall be allowed.
18. The swimming pool is open from Memorial Day weekend until after the third weekend in September. At least one of the two spas will remain open year round. Pool area is open from 9:00 a.m. until 10:00 p.m.. All children under the age of 14 must be accompanied by a responsible adult at all times. There is no lifeguard on duty; use pools at your own risk. Do not bring glass of any kind into the pool/spa area.