

**The Villas at Brett Ranch Condominium Association**  
**Rules and Regulations**  
101-308 Crazy Horse Point and 401-2308 Crazy Horse Circle  
Revised April 29, 2021

**Background**

Per Article 7 of the Villas at Brett Ranch (VBR) Condominium Association, Inc (Association) Bylaws (Bylaws), the Association's Board of Directors shall have the powers and duties necessary for the administration of and maintenance of the VBR including the power to adopt and amend Rules and Regulations and penalties for infraction thereof.

These Rules and Regulations should be read in conjunction with the Association's Bylaws, the Design Guidelines, the Condominium Association Declaration, and other pertinent documents as posted on the Epoch Property Management, Inc (Epoch) website at:

EpochPropertyManagement.com  
Kimberly@epochpm.com  
Tel. 720-547-3007

These Rules and Regulations may be periodically updated with the latest revision posted to [The Villas at Brett Ranch Condominium Association Website](#).

**Code of Conduct**

All VBR residents, inclusive of owners and their guests; tenants and their guests are expected to:

- Behave in a reasonable manner and not cause a nuisance to their neighbors.
- Not create excessive noise (including but not limited to noise that causes a nuisance to neighbors, having regard to locations and common areas throughout the VBR complex).
- Observe the quiet time from 10 pm to 8 am.
- Owners are responsible for any cleanup and repair costs caused by their guests and pets.
- Observe the wildlife protection laws as outlined in the **Wildlife Mitigation Agreement** posted on the Epoch website, and per the below signage that is posted in the wetland areas located east and south of the VBR complex, and the Eagle River.



The Association may prohibit any activities that create monetary costs for the Association or other owners that may create a nuisance to others, including perceived causes of danger to the health of safety of residents and their guests.

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### Construction Hours

Monday from 8:00 am to 6:00 pm. Work is not permitted on weekends and per Colorado state and Eagle County Guidelines holidays e.g. Memorial Day, Labor Day, Thanksgiving, Christmas Day, New Year's Day, Martin Luther King's (MLK) Birthday and President's Day.

### Use of Common Areas and Limited Elements

Common Areas include but not limited to attics, landscaped areas, parking areas, sidewalks, hallways, stairwells, and areas under the stairwells.

Limited Common Elements include but not limited to balconies, porches, and ground patios.

The following are prohibited:

- Permanent and temporary exterior modifications not approved by the Board and not permitted by Eagle County statute.
- Outside lighting and decorating that damages property\*
- Charcoal grills, smokers, or open flames (outdoor gas-electric devices are permitted).
- Attic space being used for storage or conversion not approved by the Board and not permitted by Eagle County statute.
- Camping, the erecting of tents or any form of habitation.
- Boat storage of any kind.
- **Smoking** is prohibited in all Common areas of the Villas at Brett Ranch community. This prohibition applies to Association's Common Areas, such as the swimming pool and hot tub, common grounds, the playground, the basketball court, and Limited Common areas such as Unit patios and decks. Smoking is defined as including carrying, burning, or otherwise handling or controlling any lighted or smoldering product containing tobacco or marijuana, including but not limited to: cigarettes, e-cigarettes, cigars, or pipes. Smoking is permitted INSIDE of each personal residence, but the fumes must not transfer to the inside of another dwelling unit. Each Owner is responsible for compliance with this rule by the owner and all residents within the Owner's Unit and all guests and invitees of such owner or resident.

\*Epoch is responsible for the installation and removal of holiday lighting such as Christmas lights at VBR.

### Pets

Animals are defined under Article III, 3.5 (e) of the Condominium Declaration for the Villas at Brett Ranch.

Owners are only allowed a total aggregate of two dogs, cats, or other usual and common household pets. All dogs must be registered with Epoch and pay a \$100 per dog, per annum dog fee.

### Prohibited

- Renters are prohibited from having pets.
- Owners who rent a room (in their condominium) must not rent to an occupant who as a pet/s.

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### **Penalties**

- An initial fine of \$250 for failure to register dog/s after 30 days of residence.
- \$200 per instance of a positive test waste sample.
- \$200 fine for owners who rent to a tenant/s with a dog/s.
- \$50 per wee that the dog/s is not removed from the property within 14 calendar days of the initial fine.

### **Dog Registration**

Dog owners are required to contact Epoch to set up a dog register appointment. Epoch will require access to dog/s and verify that it has the required rabies shot and registered with Eagle County. Epoch will also collect a cheek swab to enlist your dog/s in the World-Wide DNA registry. You will receive a DNA code for your dog/s in addition to a password-protected website dedicated just for your dog/s. This website will keep track of your dog/s medical history and is very helpful too if your dog/s is lost. An annual dog audit will be performed by Epoch to confirm dog residence.

### **Dog behavior**

Dog owners must:

- Immediately clean up after their dog/s.
- Be responsible for the conduct of their dog/s and must not allow them to create any inconvenience (includes excessive barking), hazard, or unsightly mess on the common areas.
- Make sure their dog/s does not interfere (includes excessive barking) with the owners below them or around them, specifically if located on upper decks.
- Keep dogs on leashes and be controlled by the owner at all times when on common grounds.
- Not leave dog/s unattended on balconies or decks.
- Not be tethered to decks or common property.

Owners are subject to Eagle County ordinances regarding pets.

### **Service Dogs and Emotional Support Animals**

In accordance with the Fair Housing Act, a tenant may be allowed to have either a:

- Service Dog (SD) which has been specifically trained to assist people with disabilities.
- An Emotional Support Animal (ESA) to alleviate symptoms of emotional or mental disability through companionship and affection.

A SD and an ESA can only be prescribed by licensed Mental Health or Medical Professionals. Where applicable supporting evidence must be provided with the application for consideration and approval.

Please note:

- By law, the Association cannot prohibit SD or ESA animals. However, application to obtain the animal must be made **PRIOR** to having the animal in residence. This also applies to a resident who develops a condition after moving in.

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- A **\$500** security deposit is required per animal.
- All HOA regulations apply to SD and ESD animals. Where breaches to these regulations occur, the fine amount will be assessed against the security deposit in case of damage including failure to pick up after a dog.
- Ownership of such animals, specifically dogs **does not excuse** animal bad behavior or mistreatment (as outlined above). Owners may be fined for such breaches.
- No more than the aggregate of two SD and ESA allowed per unit.

***Please contact Epoch Property Management 720-547-3007 for the VBR Animal Registration Form.***

### **Vehicles and Parking Permits**

All VBR residents must register their motor vehicle/s with Epoch and display their motor vehicle parking permits at all times. Visitors parked in "visitor parking" for an overnight period of time will be entered into the parking database. Parking passes are not issued for temporary parking. Vehicles without a visible pass or registered in the database are subject to booting and/or towing at the vehicle owner's expense. Failure to register your motor vehicle/s may result in a fine, booting, and/or towing.

All vehicles belonging to full-time residents parked at VRB must have a visible parking pass issued by Epoch. Units with two bedrooms will be issued with two parking passes and units with three bedrooms will be issued three parking passes.

All parking spaces that are not designated reserved parking, and are not directly in front of garage doors are deemed visitor parking. If a resident has a guest, please contact Epoch for authorization to temporarily park.

### **Snow Plowing**

No motor vehicles shall impede snow plowing of the Association's parking areas; all motor vehicles shall be moved at least every 48 hours to allow access for snow plowing.

### **Prohibited**

Within the property boundaries of the VBR inclusive of the common areas, street, driveway, or parking area, including parking in front of garage doors, and unless specifically designated by the Association for such use shall be used as parking, storage, display or accommodation area for any type of:

- Trailers of any kind
- Vehicles for hire (such as taxis and limousines)
- Motor Homes
- Motorcycles
- Campers

Vehicles and trailers are exempt when used to expedite loading, delivery, first responder/emergency, or for short periods of time with permission from Epoch relative to unit construction, remodeling etc.

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Vehicles commonly used in the direct production of income (such as tradespersons' pickup trucks and vans) are permitted as long as they fit into a standard vehicle parking spot and display a valid permit (one of the permits issued to the resident). No tools, ladders, or equipment may protrude from the vehicle.

Garages are to be used solely for the parking of motor vehicles and incidental storage. Garages cannot be converted or used for habitation.

Motor vehicles cannot take up more than one parking space; exceed the size of the marked parking spaces.

Please contact Epoch on 720-547-3007 for the VBR Parking Form.

### **Swimming Pools**

(As per pool signage)

#### **Pool Rules**

Summer 7am - 10pm  
Winter - 8am - 8pm

Pool keys are issued to owners by Epoch Property Management

NO LIFEGUARD ON DUTY - use pool & spa facilities at your own risk

- Pool use is for residents and their overnight guests ONLY
- Individuals assume the risk for any injuries sustained or any health problems that occur while using the pool or spa facilities
- Children 14 and under must have adult supervision
- This is a private facility, trespassers will be prosecuted
- Report any unsafe conditions to management
- Management has the right to deny use to anyone, at anytime
- No animals are allowed in the pool or spa area
- No glass in pool or spa area
- Proper swimming attire required
- After house use is considered trespassing
- No running or rough play
- No diving
- No equipment intended for open water e.g. kayaks
- No underwater apparatus e.g. scuba equipment

*While at the pool please have respect for other residents  
Keep noise level to a minimum  
Voices carry  
Thank You*

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## Spa Safety

- Maximum of ten persons
- It is recommended that you do not use the spa for more than 10-15 minutes at a time (cool down or shower before returning for another brief stay)
- People with health issues and high blood pressure are recommended not to use the spa
- Long exposure may result in dizziness, nausea, fainting or death
- Chlorine and pH levels in this spa may cause damage to certain fabrics

## Garbage and Trash

Trash and recycling are collected by Vail Honeywagon. Collection for both occurs on the same day, a minimum of two to three times per week.

**VAIL HONEYWAGON**  
Trash & Recycling  
[www.vailhoneywagon.com](http://www.vailhoneywagon.com)  
970-476-3511

## Dumpster Locations

There are five enclosed dumpster containment areas located near buildings #321, #391, #20, #92 and #243. Each containment area has a two-yard dumpster with a YELLOW lid and a two-year trash container with a BLACK lid.

The storing and/or dumping of trash and recycling is littering and is not permitted outside any unit or on common property. Please use the dumpsters provided.

## Recycling

**PLASTIC BAGS are contamination.** The contents of the recycling dumpsters will not be recycled if contaminated. Dump all recycling out of plastic bags to recycle correctly.

**Cardboard.** Flatten all cardboard boxes. Not flattened boxes decrease the dumpster capacity and may lead to overflow, and additional charges.

## Material not accepted

- Trash Bags/Plastic Bags/Plastic Grocery Bags
- Plastic Bags
- Coffee Cups
- Styrofoam
- Wrappers
- Mirrors & Glassware
- Soft Plastics & Packaging

For additional recycling information see [www.vailhoneywagon.com/service/recycling](http://www.vailhoneywagon.com/service/recycling)

## Prohibited items from going into the dumpsters

- Batteries and Bulbs of any kind
- Electronics
- Paints/Oils
- Furniture/carpets
- Scrap metal
- Mattresses
- Hazardous/flammable waste
- Tires
- Landscaping and construction materials
- Appliances, such as kitchen stoves, washing machines, and clothes dryers

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### **Collection**

Please contact Epoch to arrange in advance for any special pick up if doing a remodel or if disposing of large items.

### **Help us reduce costs**

The property manager charges the Association \$55 per hour for the collection of trash and recycling that is put on the ground around the dumpsters and containment areas, units, and common areas.

In addition, the Villas at Brett Ranch are charged "**contamination**" fees when prohibited items are found in the trash and recycling dumpsters.

Please be mindful of these unnecessary costs to the Association and your property dues.

### **Insurance**

Nothing will be done or kept that will increase the rate of insurance of any of the buildings, or contents thereof, without the prior consent of the Association. No unit owner will permit anything to be done or kept in the common interest community which will result in the cancellation of insurance coverage on any of the buildings or which would be in violation of any law.

Damage by fire or accident affecting the common interest community, any persons injured by or responsible for any damage, fire, or accident must be promptly reported to Epoch by any person having knowledge of the damages.

Each owner must carry a condominium owners' insurance policy (HO-6) to cover any gaps that the Association's insurance policies may not cover.

HO-6 is homeowner insurance for owners of co-ops or condominiums. It provides personal property coverage and liability coverage.

### **Leasing**

Owners are expected to use prudent judgment when leasing units for short or long-term periods. Owners will be held responsible for tenants whose conduct violates the Association's governing documents, including Rules and Regulations, Responsible Governance Policies, Declarations, and Bylaws.

Owners that lease their unit must provide Epoch with a copy of the executed, written lease. All names and contact information of the tenants occupying the residence must be included in the lease.

The term "lease," as used herein, shall include any agreement for the leasing or rental of a unit and shall specifically include, without limitation, a month-to-month rental. All leases shall be in writing and shall provide that the terms of the lease and the lessee's occupancy of the unit shall be subject in all respect to the provisions of the declaration creating the Villas at Brett Ranch, Inc condominium community as well as the Association's rules, regulations and other policies,

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and that any failure by the lessee to comply with such documents, in respect, shall be a default under the lease, and such default may be enforced by the Association, the owner/landlord, or both of them against the tenant.

Conditions apply to **Short-Term Rentals**. For further information please contact Epoch.

#### **Dues, Payments and Assessments**

Dues (also known as assessments) are due and payable on the 1st day of every month; deemed late on the 10th day of every month.

Late charges of \$50.00 per month will be assessed on any unit for any outstanding balance due to the Association.

Interest may be charged at the rate of 18% per annum on any unpaid balance.

Dues statements are emailed to each owner monthly. It is the responsibility of all owners to pay their dues on time even if a statement is not received.

*For further information or automatic debit of dues, please contact Epoch Property Management.*

#### **Right to Sue for Injunctive Relief**

The Association may sue the Owner to enjoin such violation.

#### **Rights to Sue for Damages**

The Association may sue the Owner for all damages, losses, costs, and expenses, including with limitation reasonable attorney's fees and disbursements. Any such lien may be foreclosed as a mortgage under the Laws of the State of Colorado.

#### **Lien**

The Association shall have a lien against the property to secure payment of:

- Any fee, charge, fine, or other amount due from the Owner to the Association;
- Interest of any unpaid amounts at the rate of 18% per annum;
- All costs and expenses of collecting any unpaid amounts, including without limitation reasonable attorney's fees and disbursements. Any such lien may be foreclosed as a mortgage under the Laws of the State of Colorado.

#### **Other Rights and Remedies**

The Association shall have all other rights and remedies available to it at law or in equity. All rights and remedies of the Association shall be cumulative and the exercise of one right or remedy shall not preclude the exercise of any other rights or remedies.



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## Fines

Epoch has delegation from the Board to issues written notices and fines (plus costs of actual damages) to residents who breach these Regulations and Rules. Epoch will issue a written notice to any VBR resident within 30 days of any identified violation.

As per the Code of Conduct, all owners are responsible for the behavior of their tenants and guests. It is also the responsibility of each Owner to enforce these Rules and Regulations with their tenants and guests. Therefore, any fines imposed for violations to these Rules and Regulations, or any billing for damage to common areas, will be levied against the unit as an assessment.

Owner/s can appeal, and request a hearing with the Board, in writing within five calendar days of receiving the fine notice. Written requests should be made to Epoch.

### FINE SCHEDULE

1st violation	Written notice of violation with 48 hours to comply
2nd violation	\$25 fine
3rd violation	\$100 fine
4th violation	\$250 fine

## Approval

These Rules & Regulations:

- May be reviewed annually by the Association's Board and Epoch
- Can only be amended and approved by the Association's Board of Directors.

These Rules and Regulations were approved by the Villas at Brett Ranch Condominium Association on April 29, 2021.

This document is intended to be in compliance with the Bylaws, Declarations, and Responsible Governance Policies of the Villas at Brett Ranch Condominium Association, Eagle County laws, Colorado State laws, and US Federal laws. If any portion of these Rules and Regulations is deemed not to be in compliance, then the higher governing document, law or authority shall rule.

## For further information, contact:

**EpochPropertyManagement.com**

Kimberly@epochpm.com  
Tel. 720-547-3007

**[The Villas at Brett Ranch Condominium Association Website.](#)**