

Alpine Condominium Association

Rules & Regulations

Updated July 17, 2014

The following Rules and Regulations apply to all residents, whether they are OWNERS of the condominium units, GUESTS of the owners or RENTERS of the condominium units.

1. Balconies must remain clear of all items except firewood and appropriate deck or patio furniture and fixtures. Recreational equipment such as bicycles, skis, kayaks, etc. must be stored inside unit or in owner's storage lockers in an appropriate manner.
2. Pets will be allowed to long term renters (6 months or more) if that person is a single tenant. Owners must pay the HOA an annual fee of \$250.00. There will be a limit of one pet per unit. The Board of directors shall have the discretion to take whatever corrective action may be required in association with complains received about pets from tenants or owners, including fines not to exceed \$250 per incident. General common element areas must remain clear of personal property with the exception of bicycles in the bike rack. This includes the parking lot, the storage areas, the overhang, entrances, south deck and under the deck, common area stairwells and landings and the perimeter of the building. The Board of Directors has authorized management to remove personal property in the above stated area within 48 hours after giving owner written notice.
3. No Parking of any motorized vehicles under the west side overhang. Due to the minimal parking available, no more than one vehicle such as cars, vans, trucks, motorcycles, etc. shall be kept, maintained or allowed on the property of Alpine Condominiums for each residential condominium unit. No motor vehicles shall remain parked upon the property unless the vehicle is in good working condition and used for actual transportation.
4. Designated parking areas are the only areas in which parking is permitted. Parking in non-designated areas may subject offending vehicles to towing. The Board of Directors has authorized management to remove, WITHOUT NOTICE, vehicles which are illegally parked. Towing will be at the offending vehicle owner's expense.
5. Due to the minimal parking available, no recreational equipment such as R.V.'s, snowmobiles, boats, etc. (except bicycles parked in the bike rack) shall be parked, stored or maintained by any unit Owner, Guest of Owner or Renter upon the exterior property of Alpine Condominiums.
6. Unreasonable noise after 10:00 PM and before 8:00 AM which is disturbing to others is expressly prohibited. Such noise includes, but is not limited to, music, outdoor conversation, indoor conversation, television noise, automobile horns and engine noises. Similar Town ordinances apply to excessive noise and the Police will be contacted if necessary.
7. Use of the general or limited common elements will be made in such a manner as to respect the rights and privileges of other unit owners, guests or renters.
8. No signs, advertisements, or notices shall be exhibited or fixed on any part of the outside or inside of the building by any Owner, Guest of Owner or Renters other than signs or notices approved by the Board of Directors. Professional real estate sign are exempt from this rule.
9. In-home occupations of any nature shall not be allowed within Alpine Condominiums.
10. For safety reasons, only propane cooking grills are permitted to be used on unit owners' decks.
11. No owner may install any plumbing, wiring, fireplace modification or air conditioning equipment without complying with local regulations, permitting, and safety requirements.
12. No owner, renter, tenant or contractor may install or erect any type of exterior wiring for any reason, including satellite, phone, cable, temperature sensor wiring on the exterior of the building without the prior written consent of the Board of Directors. A written request to install or erect exterior wiring must be submitted to the BOD for approval and must be approved by the BOD before any work is to be done.

Each Owner, Guest, Invitee and Lessee shall comply with and abide by all rules and regulations set forth above and as the same may be amended or adopted by the Board of Directors from time to time. The above rules and regulations shall in no way amend or alter the Articles of Incorporation, Condominium Declaration or Bylaws of the Association, but shall only be supplemental thereto.