

Villas at Mt. Crested Butte

Rules and Regs for Guests of STRs and Other Guests Who Stay When No Owner is Present

Welcome to Crested Butte and to the Villas neighborhood. We have some rules and regs to keep the area looking great, safe for kids and pets, and to allow everyone to enjoy their Crested Butte experience. The Villas is a mix of full time and part time residences, as well as guests at short-term rentals (STRs) and guests of owners who allow them to stay free of charge when no owner is present. The most important rules and regs we need you to abide by are the following:

1. **Maximum Occupancy.** Maximum occupancy of any property shall not exceed 12 persons.
2. **Quiet Hours:** Quiet hours shall be from 10:00 PM to 8:00 AM daily, and during those hours no noise shall be audible beyond the perimeter of the property.
3. **Noise and Nuisance:** No activities that create amplified sound or other public nuisance at any time of day are allowed.
4. **No Speeding:** Speed Limit is 15 MPH in the Villas. Let's keep it pet, pedestrian and kid friendly.
5. **Pets.** No more than two pets are permitted with each short-term rental or non-owner occupancy. Owners of dogs must clean up after their pets, and pets must be on a leash at all times. Pets may not be left outside or on a deck unattended. No animals that create a nuisance by noise, including without limitation, barking dogs, shall be kept or maintained on any property. No bagged pet waste can be left outside; it must go in the bear proof container. Please keep all pets out of our flowerbeds and gardens.
6. **Signs and Banners:** No flag, signs or banners may be displayed other than the American Flag, the Colorado Flag or an American Armed Services Flag.
7. **Parking:** No trailers, RVs, boats, side by sides, ATVs, may be parked outside. These must fit inside the garage. All other vehicles, including cars and trucks, shall be parked in the designated off-street parking associated with the subject unit at all times. The maximum number of vehicles permitted shall be limited to the amount of off-street parking associated with the subject unit. No parking is allowed on any street, or in the overflow parking lot since the overflow parking lot is for owner use only. No parking on the grass of any unit.
8. **Trash and Recycling.** Trash and recycling shall be kept inside at all times except for days of scheduled pick up, when they may be placed outside in bear-proof containers. Trash Day is Friday. No trash may be left outside that does not fit in the bear proof container. Recycling is limited to aluminum and tin cans, #1 and #2 plastic, glass (clear brown and green only), and corrugated cardboard boxes that are flattened. No colored boxes, paper towel rolls or waxed board may be recycled.
9. **Hazardous Activities:** No fireworks, firearms, archery, pellet, air, or BB guns. No outdoor fires other than those contained in a grill.
10. **No Outside Storage:** No temporary structures, tents etc. Trash cans, bikes, lawn furniture, tools, and toys must be stored inside when not in use.
11. **Designated Primary Guest:** For each stay, the owner of the property must obtain and forward to Rob Boyle a copy of this agreement signed by the person designated as the primary guest responsible for all persons staying at the property. If you are the primary guest, please sign and complete this agreement in the spaces provided below and return it to the owner. As the primary guest you are responsible for ensuring that your fellow guests are informed of and abide by these rules and regs. **(Note: At the present time, the Board of the Villas has refrained**

from requiring all guests over the age of 18 to sign this document and is relying on you to be sure all of them have been made aware of these rules/regs.) As the primary guest, you will be designated as the primary contact for your party. Please provide the name and mobile number of the secondary contact in the spaces provided below.

12. **Designated Primary and Secondary Contact Persons** The persons designated by the owner of the property as the primary and secondary points of contact for the duration of the stay at the Villas must accept all calls made by the Villas property manager, Rob Boyle, during that time. He will only contact you if there is an issue that needs to be resolved.
13. **Owner(s) May Have Additional And/Or More Restrictive Rules Than The Villas:** These rules and regulations are set by the Board of the Villas at Mt. Crested Butte and apply to all properties located in the Villas neighborhood. The owner(s) of the property you are using during your stay may have additional and/or more restrictive rules, including rules governing the number of occupants and pets. Please be sure to familiarize yourself with any such rules that might be applicable.

ACCEPTED AND AGREED TO BY PRIMARY GUEST:

SIGNATURE _____
PRINTED NAME _____
DATE _____
ADDRESS IN VILLAS _____
PERMANENT ADDRESS _____
MOBILE PHONE _____

PLEASE ALSO PROVIDE:

NAME OF SECONDARY CONTACT _____
HIS/HER MOBILE PHONE _____
STR LICENSE NUMBER _____
PROPERTY MANAGEMENT COMPANY _____ (IF ANY)
PROPERTY MANAGEMENT CONTACT _____ (IF ANY)
PROPERTY MANAGEMENT PHONE _____ (IF ANY)