

SILVER PEAKS CONDOMINIUM RULES & REGULATIONS

This is a summary of the rules at Silver Peaks. A copy of the complete Rules and Regulations document can be found in each rental unit.

- Solicitation on the property is not permitted.
- No tenants are allowed to have pets either permanent or visiting.
- Owners must immediately pick up after their pets; must have on a leash outside of unit and the pet may not be more than 35 lbs.; there are restrictions on breeds allowed; no more than two pets are allowed in unit.
- No BBQ grills are allowed on balconies or patios.
- Trash dumpsters are located throughout the property. Always place trash in bin – not alongside; use recycle bins for only those items permitted.
- No smoking is allowed in clubhouse, spa, business center or fitness center. Smoking that results in smoke or odor entering adjacent units shall constitute a disturbance and will not be permitted.
- Cultivation of marijuana or Hydroponic is prohibited.
- Flammable substances are not to be stored on the premises; no toxic or noxious matter may be put in drains or sewer; no air pollutants or contaminants may be discharged.
- Owner/Tenant is responsible for replacing front light bulb at entry door to unit and must replace immediately.
- Owners/Tenants are responsible for reasonable conduct of themselves and that of their guests. Loud or boisterous noise is not acceptable at any time if it is loud enough to disturb others.
- No waterbeds, aquariums, hot tubs are allowed in units.
- Care must be taken to minimize floor noise in upstairs units.
- Nothing may be installed that penetrates exterior siding.
- No vehicle repairs are permitted; no storing of vehicles is allowed; no washing or polishing is allowed.
- No signs are allowed to be posted on units or windows except as permitted by CRS 38-33.3-106.5.
- BBQ grills are located around the property. Do not dispose of hot ash. Remove any debris left at grill.s
- Fitness center is open from 4am – 11 pm. Never leave the door open when leaving; must be owner or resident to use and must be at least 16 years of age; no food, glass or pets are permitted in area; equipment must be used as it is intended; wipe equipment when finished.
- Units may not be rented for less than 90 days.
- One numbered parking space is assigned to each unit; guests must park in only areas designated as guest parking. Violation may result in vehicle being towed.
- Sun shades are allowed but must be one that has been approved by the Board of Directors.
- Window coverings must be non-reflective and light/neutral and of type approved by the Board.
- Nothing can block any common areas.
- Bikes: Units with back decks must store bikes there and may hang from the rafters using appropriate bike hooks; One bedroom units are allowed 2 bikes: Two bedroom units maximum of 2 bikes; units that do not have back decks may store bikes near front entry of their unit and attached to railing with a cable that will not damage railing.
- No antenna of any type, pole, tower or dish can be maintained on patios/balconies.
- Year-end holiday lighting may be illuminated from the first Saturday following Thanksgiving until January 7.
- Service vendors may enter the property after 7:00am and must leave the property by 6:00pm.
- Any furnishings placed on individual decks must be of appropriate outdoor patio furniture of neutral colors. No umbrellas.
- Moving in or out of units shall not begin before 7:00 am and shall conclude by 8:00pm.