

Rules and Regulations for Van Tuyl Townhomes Residents

Dear Van Tuyl Townhomes Association Unit Owner,

Your property value and investment in a Van Tuyl townhome, small house or garage unit is our primary focus as we operate the Van Tuyl Townhomes Association. The Association is responsible for managing Van Tuyl Townhomes and for levying assessments for common expenses including roof and exterior maintenance for the Townhome units, common area and unit landscaping, care and cleanup of grounds, driveway/parking area maintenance, alley, walkway and annual townhome roof snow removal, common utilities, liability insurance, fire and extended insurance on the townhome buildings as well as necessary administrative expenses of the Association. Our philosophy is to keep the dues low, and to use a special assessment when a larger expense item such as exterior painting or roof replacement is required. The Association does maintain a reserve fund that seeks to maintain a balance equal to one year's annual expenses. The Association shall levy assessments on a Townhome building-by-building basis for the roof and the exterior maintenance and repainting. Owners of the Small Houses and Garage units shall be responsible for all required maintenance and repairs to their units as well as obtaining fire and extended insurance coverage.

It is also the goal of the Association to create a community that is a great place to live and one where residents and guests respect each other as well as the neighborhood. Creating and following some commonsense neighborhood rules and regulations is an effective way to help create the kind of community we seek. We are a pet friendly community, but we require dog owners to be responsible for their pet and to limit the negative impacts to others from their pet's behaviors. Residents of the units are required to notify the Association of their live-in pets and to pay a small monthly fee for their residency. Owners of each unit are responsible for the payment to the Association of applicable dog residency fees even if they rent the unit to others.

Rules and Regulations

Noise and Nuisances:

No obnoxious or offensive activity or behavior of any nature shall be maintained or allowed within Van Tuyl. This includes fireworks that make noise. Each unit owner, guest, invitee or lessee shall occupy or use their unit in a manner that is not offensive to other residents or their guests. Between the hours of 10:00 pm and 7:00 am all residents and their guests shall maintain as low of a noise level as is possible and contain the noise to the inside of their unit. Violations of any noise or nuisance policy will be reported to the police dept. with follow up action by the VTTA.

Parking:

1. Designated parking spots are noted on the plat map for each unit. No parking is allowed on any common area not designated for parking. Additional parking is found on city streets.
2. Except for items stored within a fully enclosed garage, or parked on the city streets of Gunnison, the following are absolutely prohibited from the common area and alleyways of the Van Tuyl Townhomes:
 - A. Motorhomes, Recreational Vehicles including campers, ATV's, snow machines
 - B. Trailers of any kind
 - C. Boats, Kayaks and inflatable rafts
 - D. Non licensed vehicles
 - E. Non operable vehicles
 - F. Appliances, household furniture other than traditional patio furniture
 - G. Skis, snowboards, sleds and other recreational equipment
 - H. Construction equipment, tools snow blowers and other tools and equipment
 - I. Trucks larger than one ton

Domestic Pets:

1. No more than 2 domestic pets of the same species shall be allowed in any Unit
2. Pet owner shall comply with City of Gunnison pet ordinances:
 - A. All animals living within the City limits are required to have a City license through the City Finance office.
 - B. An animal must be on a leash not more than 8 feet in length controlled by a person, or within the property limits of the owner or on the property of another person with the consent of that person. No dog shall be tied up and left unattended.
 - C. No person shall allow any animal to run at-large within the City limits.
 - D. No animal shall be permitted on any public place: common areas, parking lots, parks etc. without the animal being on a leash.
3. Pet owner shall not allow their pet to bark or otherwise disturb, threaten, scare, injure or otherwise bother any person or animal
4. Pet owner shall immediately clean up the pet's waste
5. Pet owner shall adequately care for and keep the pet clean.
6. Unit owners or their tenants shall report the name of each dog in residence per unit and shall pay \$7 per month for the first dog and \$10 per month for the second.

Rental Units:

1. Units may be rented by its owners only as long-term rentals, which means rented for at least a 30 day period, no nightly or weekly rentals are allowed.
2. Owners of rental units are responsible for compliance with these rules and regulations by their tenants and their guests. Owners shall provide copies of these rules to all of their tenants.
3. The Association shall be provided with the names and vehicle license numbers for all tenants residing in a rental unit.

Irrigation Water:

1. Irrigation water to 302 and 304 Van Tuyl Circle is provided from the ditch using a pump maintained by the Association. This irrigation water is not potable. Please do not drink water from hoses connected to the irrigation system

Heat in Units:

1. Townhome Unit owners and tenants are to set all heating thermostats in their unit to at least 50 degrees at all times when freezing weather can occur

Patio and Deck areas:

1. Unit owners and tenants are to keep all patio and deck areas neat and free from trash and debris at all times
2. Those who are living in the multi-plex buildings must pull their BBQ grills away from the building when in use. Those living in the small houses and garage units should use caution when using their BBQ grills near their unit and refer to their own insurance policy as to the requirements for such use.

Trash Receptacles and Recycling Bins:

1. Unit owners and tenants are to put out into the alley the trash receptacles and recycling bins on the morning of our designated pick up day by the City of Gunnison and return them into their garage or back porch by the end of the same day. The alley is to remain free from the obstruction of trash and recycle bins on all but collection day. This applies in both winter and summer

Management Contact Information

1. Gunnison Real Estate and Rentals are the Managers of VTTA. Kelly McKinnis may be reached at 970.641.4880 or mckinnis81230@yahoo.com
2. Alan Wade is the President of the VTTA and he may be reached at 503.720.7511 or alanwade80@gmail.com.