

Spyglass Homeowners Association

Rules and Regulations

Adopted 1998

Updated September 2025

These rules and regulations are adopted by the Board of Directors pursuant to the by-laws of the Association.

ALL OWNERS, NON-OWNER OCCUPANTS, TENANTS AND GUESTS SHALL
COMPLY WITH THESE RULES AND REGULATIONS.

UNIT RESIDENCY

- A townhome may be used for residential purposes only and may not be leased or used by non-owners, tenants, or guests for stays of less than thirty (30) days.
- Month-to-month rentals are not allowed.
- If a unit is to be rented long term, the Owner must provide to the Association a copy of the lease, the tenants' names, and the types of cars. The owner must give each tenant a copy of the rules and regulations.
- Owners who rent their unit long term must keep the Association abreast of any changes within the lease.

DECKS

- The hanging of clothes, swimsuits, towels, or other laundry or garments or other unsightly items where they can be seen outside the unit or on decks or railings is not permitted.
- Bicycles, motorcycles, or motor bikes are not to be placed, at any time, on the decks. Decks are not to be used as storage areas for refrigerators, freezers, automotive equipment or other obviously stored items.
- There have been a growing number of owners at Spyglass who have requested, and received, permission to expand their decks and/or make other alterations. Because of this, the HOA will not assume the responsibility for townhome decks. The Executive Board has found it necessary to require all owners to be responsible for the maintenance, repair, replacement, and other such services deemed appropriate by the Executive Board. This authority is found in the Spyglass Declaration Section 5.2.B Maintenance of Townhomes. Specifically, the last sentence of this section states, "However, upon the determination of the Executive Board, any part of the exterior maintenance under this section shall become an obligation and shall be performed by the individual Owners. As a reminder to owners, any alterations to decks outside of original specifications still need to be approved by the Executive Board.

OBSTRUCTION

- Any common sidewalks, driveways, entrances, or passageways shall not be obstructed or used by any unit owner for any purpose other than ingress or egress from the units.
- No item shall be placed on or in any of the general common elements except for those articles of property which are the common property of all the unit owners.

VEHICLES AND PARKING

- Parking of typical, licensed, and operable passenger vehicles and trucks less than 10,000 pounds gross vehicle weight may be permitted inside each garage or on the parking space directly in front of each townhome's designated garage.
- Each unit is authorized to have 2 vehicles parked on-site as described above, except for Units 12, 14, 16, 18, 113, and 115, which are allowed to park 3 vehicles, one inside the garage and two on the parking space directly in front of each Townhome's designated garage.
- Owners are prohibited from parking vehicles in any location other than those referenced in this section unless otherwise approved by the Executive Board.
- No motorbike or motorcycle, bicycle, trail bike, trailer, mobile home, recreation vehicle, tractor, boat, snowmobile, or any inoperable vehicle of any type shall be parked or stored outside a garage. Bicycles must be stored inside garages.
- Visitor parking is to be used by visitors only and not to be used by owners or tenants.
- Vehicles violating a no-parking zone or a no-designated-parking-area will be tagged and towed at the owner's expense.
- Any vehicle on the premises that is not properly licensed will be towed away immediately at the expense of the owner.
- Any vehicle on the premises that is inoperative will be towed away with 24-hour notice at the expense of the vehicle owner.
- Vehicles obstructing snow removal from Spyglass Lane will be towed away at the expense of the vehicle owner after a 24-hour notice has been put on the vehicle.
- Vehicles obstructing trash containers will be towed immediately at the expense of the owner.
- Vehicles obstructing traffic will be towed immediately at the owner's expense.

- Vehicles parked in front of fire hydrants or fire department standpipes will be towed immediately at the expense of the owner.
- Graveled areas next to the end parking spaces are not to be used as "extra parking" for that unit.
- Owners are prohibited from conducting general auto maintenance on their vehicles, such as changing oil, in the parking lot.
- Light commercial vehicles (such as a sprinter van) are permitted in the upper portion of Spyglass, where it does not affect the driveway or fire lane. 22 feet is the maximum length of a vehicle that can be parked in the driveway when parked in front of a garage, inclusive of any accessories such as bike racks, hitches, etc. Should there be any questions, it is encouraged to send a request to the Board for approval. The Board has the right to refuse if it encroaches upon the main driveway/fire lane. This rule is in place to not affect the rest of the Spyglass Community.

ELECTRIC VEHICLE CHARGING STATIONS

- Owners must submit an application and receive approval from the Board before installation of an Electric Vehicle charging station inside their garage. The application should include details and specifications regarding the type of charger to be installed, the location of the charging station, and any additional information requested by the Board.
- If there is a technical rationale why the charging station cannot be installed in the garage, the Owners should explain that rationale in the application.
- Owners are required to sign a Common Element Charging System Agreement before installation.
- Charging stations must blend with or complement the surrounding area and must be placed in a manner that does not interfere with or impede the use of adjacent parking, driveways, aisles, walkways, or other access.
- Cables and service lines may not create a risk of injury or tripping hazard and may be required to be buried or concealed, if appropriate.
- Charging stations must comply with existing architectural guidelines, as may be applicable.

PETS

- Dogs, cats, or customary household birds may be kept on the Property. Each unit is permitted to have two pets.
- Renters are NOT permitted to have pets.
- Pet owners shall not keep such pets outside the Townhome unless the pet is leashed and/or under direct voice control supervision.
- The pet owner shall pick up all pet refuse and waste immediately.
- No pets owned by persons other than Owners, nor any wild animal, reptile, or bird may be trapped, transported, kept, or maintained anywhere upon the property.
- Breeding of pets on the Property is specifically prohibited.
- Pet Owners assume full responsibility for personal injury or property damage caused by the pet.
- Pets must not be allowed to annoy owners or occupants or disturb the peace of any other person by habitual barking, yelping, or whining or being obnoxious in any other way.
- No animal shall be left outside on Spyglass property, on a front porch, in a garage, or on a deck unattended at any time.
- The Executive Board may adopt rules and regulations restricting pets that are noisy or nuisances.

TRASH

- No trash or other refuse or debris may be thrown or dumped on the property.
- All trash or refuse must be disposed of in proper containers provided by the Association.
- The burning of refuse outdoors shall not be permitted.
- Waste materials, garbage, and trash shall be kept in sanitary containers, enclosed and screened from public view, protected from disturbance, and disposed of with reasonable promptness.
- No trash shall be left out by the front door.

SECURITY CAMERAS AND DOORBELL CAMS

- Owners may install cameras at unit entrances, assigned parking spaces, private patios/balconies (with restrictions)
- Cameras must be mounted on the owner's property or designated unit areas only
- Audio recording by owners is prohibited. Video-only recording is permissible (with restrictions)
- No installation on HOA common property without Board agreement
- Cameras must be inconspicuous and properly installed. No visible wiring on the exterior of buildings.
- Owner cameras SHALL NOT record:
 - o Neighboring properties: Other owners' private yards, windows, doors, or patios
 - o Areas with a reasonable expectation of privacy

- o Camera positioning requirements:
 - Cameras must be angled to capture only the owner's property and exclude neighboring properties
 - Motion detection zones must be configured to avoid neighbors' areas
- o Owner footage SHALL NOT be:
 - Posted on social media platforms showing neighbors or common areas
 - Shared with unauthorized third parties
 - Used for harassment, discrimination, or intimidation
 - Sold or used for commercial purposes beyond home security
- o Cameras must be removed if:
 - Installation is not professionally done.
 - Privacy violations cannot be corrected

DAMAGES

- Any damage to the Association's common property caused by owners, their family members, guests, or renters will be repaired at the expense of the offending individual OR the responsible homeowner.

LIABILITY

- The Association assumes no liability for, nor shall it be liable for, any loss or damage to articles left in/on any common area.
- The Association assumes no liability for, nor shall it be liable for, for any injuries incurred while using the playground.

NOXIOUS OR OFFENSIVE ACTIVITY

- The quiet time will be between the hours of 10 P.M. and 7 AM. daily.
- No noxious or offensive activity shall be conducted in any unit, garage or public area nor shall anything be done or placed on any lot or property, which is or may become a nuisance or cause embarrassment, disturbance or annoyance to others.
- No lights or sounds shall be emitted from any unit which are unreasonably loud or annoying.
- No odor shall be emitted from any lot, which is noxious or unreasonably offensive to other owners.
- Smoking is not permitted in common areas, including on decks or front porches.
- Seasonal or decorative lighting shall be turned off by 10 P.M. daily

WINDOWS

- To keep the Townhome project consistent and uniform in appearance as viewed from the exterior, only window coverings lined in the shades of white or off white shall be allowed. The Executive Board must approve any variations.
- Window replacements must be approved by the Executive Board prior to replacement.

SATELLITE DISHES

- All satellite dishes and devices or facilities to transmit or receive electronic signals, radio or television waves are prohibited outside a Townhome unless first approved by the Executive Board.
- Homeowners who have received approval for such a device are responsible for removal of said device for any exterior maintenance that it comes in conflict with.
- Homeowners who have said devices are responsible for any damage caused by the device.

TIMESHARE RESTRICTION

- No Owner of any Townhome shall offer or sell any interest in such Townhome under a "timesharing" or "interval ownership" plan, or any other similar plan.

SIGNS

- No signs, billboards, poster boards, real estate signs or visible advertising structure of any kind, shall be erected or maintained for any purpose whatsoever except such signs approved by the Executive Board.
- No soliciting of handbills or sales of any kind or for religious purposes except those approved by the Executive Board.

MISCELLANEOUS

- Exterior/Holiday decorations should be removed and properly disposed of or stored within a Townhome within 30 days of any holiday.
- Christmas trees should be taken to the Silverthorne Recycling Center for disposal.
- The Executive Board must approve any alterations/additions to the exterior.
- The Association has the right to bill any homeowner for repairs beyond the normal wear and tear if the above additions were damaged by nail or screw holes.
- Drones may only be used on property for the purpose of gathering images for property sales.

ENFORCEMENT OF RULES AND REGULATIONS

- The Executive Board has the authority to institute a schedule of reasonable charges against Owners or their agents for the violation of the Rules and Regulations, the By-laws, the Declaration, and the Articles of Incorporation.
- The Executive Board shall implement reasonable procedures including notice of alleged violations. All fees, charges and penalties imposed by the Executive Board and costs incurred by the Association in enforcing the Rules and Regulations shall be considered assessments enforceable against units and unit owners pursuant to these Rules and Regulations, the By-laws and the Condominium Declaration of the Association.
- Each day that a violation continues after notice shall be considered a separate violation.
- The Executive Board shall have the authority to take any remedial action it deems appropriate in the event of a violation of these Rules and Regulations, the by-laws, or the Declaration including assessment of charges and penalties, filing of a lien, filing of an action for injunction or money judgment, or filing of a suit of unlawful detainer.

PENALTY SCHEDULE

Fines for Health and Safety Violations

▪ First Violation	\$500.00
▪ Second Violation	\$750.00
▪ Third and each following Violation	\$1,000.00

Regular Violations

▪ First Violation	\$50.00
▪ Second Violation	\$200.00
▪ Third and each following Violation	\$250.00

Spyglass Townhomes Executive Board