

POWDERVIEW 10-PLEX COURTESY RULES (Jan 9 2018)

Just a reminder to everyone about the PowderView 10-Plex courtesy “rules”.

Thanks in advance for observing the courtesy rules. (Note: These rules are binding to the members per the Bylaws (Article IV 3(b) (p.7)

Please ensure that any guests/renters in your unit are familiar with them for the duration of their stay.

GENERAL:

Contact PR Property Management with any questions at 970 349 6281/office@prproperty.com

Skyland Community Information can be found at skylandonline.com.

Powderview at the Greens information can be found at <http://www.prproperty.com>

Your HOA Board is:

Nick (Unit 10) Contact: nicnjules.travelmore@gmail.com

Russ (Unit 6) Contact: rwebber5@cox.net

Ruth (Unit 1)

COMMON AREAS:

1. No personal items in the common areas (hallways, entrances, bike storage, basement etc). This includes bikes, skis, chairs, benches, etc. Exceptions can be made for temporary moving, painting etc. but please make sure you leave a clear walkway for access and emergencies.
2. No bikes/skis in hallways or on decks. Please park bikes in the bike storage room/bike rack, and skis in the ski lockers.
3. Keep the ski locker room clear, so everyone can access their lockers and storage units.
4. Please ensure all items in the basement storage area are in your storage unit and not in the walkway. If you need a key to access the area, let PR know.

DECKS:

5. Gas grills only on the decks. Charcoal grills can be used on the grass area.
6. Decks should have only wood, gas grills, tables/chairs.

PARKING:

7. Use assigned parking space for your primary vehicle. Guest/extra vehicles should be parallel parked along the south edge of the lot (near the Coyote Circle duplex). There is a map of the spaces inside the building main door.

TRASH:

8. Trash is for residents only and is picked up monthly. Dumpster combo is changed regularly. Contact PR (970 349 6281) if you need the code.
9. Please make sure dumpsters are locked after use to prevent the bears climbing in and to prevent poaching.

POWDERVIEW 10-PLEX COURTESY RULES (Jan 9 2018)

10. Please dispose of any construction materials appropriately. Either hire a dumpster or take construction trash to the county dump. This applies to old windows, doors, carpets, toilets sinks, microwaves etc. If you have a contractor working in your unit, it is your responsibility to ensure they do not use the household trash dumpster and dispose of all the debris appropriately.
11. We do not currently have recycle facilities. Recyclables can be dropped at:
 1. Waste Management in Riverland Industrial Park for a small charge (\$3 a bin/\$11 a cubic yard) Mon-Fri 9-3:30
 2. Gunnison County free recycling facility at 195 Basin Park Drive (just west of Gunnison on Hwy 50, turn left before the bridge).

COMMUNITY LIVING:

12. Please be kind to your neighbors. Our walls and floors/ceilings are not well sound-proofed. No loud music, running, shouting or loose dogs in the hallway. Please observe quiet hours between 10pm and 8 am.

PETS:

13. Dog waste bags are provided on the electric posts in the parking lot. Please use them to ensure our grass areas stay clean, safe and usable for the kids running around. If there are no bags, contact PR to let them know.
14. Per Appendix A, Article VII #6 Skyland Bylaws (skylandonline.com), dogs must be on a leash or chain, or under direct control of a person at all times.

WINTER:

15. Please set your temperature to a minimum of 50F in the winter to prevent pipes freezing.
16. All unit owners are responsible for removing snow on their decks in the winter. If you are not in town, you can contact PR to clear your deck for a fee.

UPDATING:

17. If you are re-modeling your unit, please check with Gunnison County to see if a permit is needed for the changes you are making. Per the Declarations (Obligations of Members Article XI #4) the Association must receive notice **and approve** any structural alterations. Written notifications can be submitted via PR Property or the President of the HOA Board.

MISC:

18. If you change your main door locks, or install a keyless entry system, please give a spare key/the code to PR, so they have access to all units in the event of an emergency.
19. If you move or change your contact information, please update your personal info with PR. office@prproperty.com
20. You are an **OWNER** of the building and grounds. If you see anything that needs attention, please let PR know.