

**Jay Peak Village Association – Rules & Regulations (June 2013)**

**Use of Common Elements**

**Each unit shall be used solely for a single family residence. A unit may be leased for such purposes. No unit may be subdivided for any purpose.**

**No animals of any kind shall be raised, housed or kept in or upon any unit, limited common elements, or common elements. Pets are permitted but owners are responsible to keep their pets in control so that everyone can enjoy the resort. From the first day of December until the third Sunday in April all dogs on the property must be kept on a leash & be in direct control by the owner. No dogs other than “seeing-eye” dogs are allowed into any buildings used by the public.**

**Each unit owner is responsible to prevent the development or establishment of any unclean, unhealthy, unsightly, or unkempt condition of his unit. Owners and guests must not cause any noise or other condition which may disturb the peace, quiet, safety, comfort & serenity of the PUD. Complaints or exceptions should be referred to Jay Peak’s Security.**

**Village units which are in Jay Peak’s Rental Program must comply with the requirements of the Rental program.**

**Each owner may use the common elements in accordance with the purposes for which they were intended, without hindering or encroaching upon the use of the common elements by other owners.**

**There shall be no operation of snowmobiles, dune buggies, ATVs or other loud, destructive or offensive recreation vehicles on the common elements.**

**No campers, boats, large recreational vehicles, or construction equipment may be parked or stored on the common elements.**

**The parking space in front of any unit is for the exclusive use of that unit.**

**Aesthetic Standards**

**Unit owners may make any improvements or alterations to their unit that does not impair the structural integrity or mechanical, electrical or other systems or lessen the support of any portion of the PUD.**

**Unit owners may not change the appearance of any common elements or the exterior appearance of any unit, including decks, painting and landscaping, without**

the prior written permission of the Association. TV dishes are discouraged, but if installed must be discrete.

Landscaping, tree planting, trimming or removal are the responsibility of the Association.

### Maintenance

External maintenance is the responsibility of the Association who will decide each year at the AGM on the scheduled maintenance to be provided for in the budget for that year.

The Association is responsible for the maintenance & replacement of external doors & windows. Owners are responsible for cleaning of doors & windows.

Walkways and external lighting are the responsibility of the Association, while decks and porch lighting are the responsibility of owners.

Owners are responsible for internal maintenance, including plumbing and electrical. The Association reserves the right to implement maintenance or security in the event that any owner fails to maintain equipment in a safe condition.

For security and insurance considerations, if homeowners change the entrance lock on their unit they are required to provide Jay Peak Security with an extra key.

Owners are responsible to ensure that gas boilers and fireplaces are regularly serviced and maintained every two years. The Village Association will negotiate special rates on behalf of homeowners.

Smoke and gas alarm systems are required to be kept up-to-date and in compliance with Vermont fire regulations.

### Insurance

The Association maintains appropriate insurance coverage for the buildings, and the policy is available on the Village website to all owners for their information.

Owners are encouraged to obtain appropriate personal insurance coverage for the interior and contents.

### Payment of Association Dues

Owners are expected to pay their Association Dues on a timely basis. The Association reserves the right to charge interest on any overdues.

**Hot Tubs**

**Deck alterations including the addition of a hot tub must be submitted to the Association, neighbors & abutters for formal approval along with a full design & specification of the proposed changes. Copies of drawings of approved deck modifications & hot tubs will be maintained by the Association.**

**The Association will consider but not be limited to the following considerations: design, aesthetics, dimensions, materials, views of & into adjoining units, and access to other units or common areas. The largest hot tub that can be placed on any deck is 7.5 feet x 7.5 feet. All decks must be built and be maintained to the Vermont building codes.**

**Any owner who makes changes to the deck including the addition of a hot tub becomes responsible for the ongoing maintenance of the entire deck.**

**The Association has no responsibility for security, insurance considerations or snow clearing access to owners' hot tubs.**