

Published Rules and Regulations of the Pines-East Village HOA

New Construction Deposit – The combination of steep terrain, constricted building envelopes and immediately proximate ski easements has caused a number of contractors/developers to introduce heavy equipment and building materials onto our ski easements during the construction process. In a number of cases, the soil has been severely compacted and vegetation destroyed. As a result, a number of easements do not hold snow well, especially late in the season. Severe erosion is beginning to occur in the most serious cases. Unfortunately, many of these incidents took place years ago, before the Pines HOA had the capacity to monitor the situation.

To ensure that owners, contractors and developers respect our ski easements and the Pines Covenants & Declarations, the Pines HOA Board has increased the cash deposit or letter of credit required on all future construction projects in the Pines to \$50,000, whether new construction or renovation projects. The deposit will be collected when a contractor or builder applies for a building permit and will be refunded upon completion of the project, provided the adjacent ski easements and all other affected areas outside the building envelope have been restored to the Pines HOA Board's satisfaction.

Dogs – Dogs running loose can create dangerous situations, especially to bikers and skiers using our various trails. The Pines Declaration specifies that "Dogs are permitted subject to the installation and maintenance by the Lot Owner of an underground electric containment system and compliance with all the laws of the Town regarding leashing and control of dogs" and goes on to require a series of heavy fines for dogs running at large. The Town has contacted the Pines Board concerning violations of these regulations by Pines homeowners and quite firmly requested that we strictly enforce our own covenants.

Lighting Concerns / Holiday Lights

Outdoor Lighting – Now that almost all of the lots in the Pines have been built out, some of the longer term residents have been somewhat taken aback by the extent of new exterior lighting. The Town of Snowmass Village exterior lighting ordinance is very similar to the existing Snowmass Homeowners Association Covenants, but the Town has better enforcement capabilities, so please be aware. To be in compliance:

- no light source shall exceed 60 watts
- landscape lighting cannot exceed 35 watts per fixture
- up-lighting is prohibited
- all exterior lights "must be fully shielded, downward directed and screened from adjacent properties." If not fully shielded, the bulb must be enclosed in a fixture with opaque glass such that the bulb is not visible.
- **Exterior Holiday lights are single or multi-colored tree lights, icicle string lights. Holiday lighting in the Pines is permitted only from Thanksgiving to February 1st and must be extinguished by 11pm each night. The quantity of Holiday lights are restricted to 1/3 of the open space of your property.**

If you would like a clarification of the Pine's policies, you can contact Bill Boineau. Light pollution can be quite annoying to neighbors who moved to the Pines for tranquility and solitude. Some dark night, turn on all your outdoor lights and take a walk around your own neighborhood. Then do the same walk after you've extinguished the lights and notice the difference.

Ski Trails and Ski Lifts – Our Pines lifts and trails generally open for the season the same day that Two Creeks opens and close when Two Creeks closes. The lower Poma will operate from 8:30 am until 3:30 pm. The upper Poma will operate from 10:00 am until 4:00 pm. Do not become alarmed if the Pomas are not running as you ski down to them: to reduce our electrical bills and prolong the life of the cables and motors, we have instructed the lift operators not to run the Pomas until customers arrive.

There are emergency phones at the base of each of our three lifts. Please report any problem with any of our lifts to the Snowmass Ski Patrol, who will then contact Snowmass Lift Operations; the Patrol's number is posted on the inside cover of each phone box (923-0530).

The lifts are one of The Pines major expense centers. The owners of the Pines recognize the need to keep the lifts running and prevent as much down time as possible. How and where to access lifts and why we do not allow mid-point loading are important considerations to be aware of. The how to load is to:

- 1 - Slide up to the load point as indicated by the lift attendant.
- 2 - Take the platter and place between your legs and have the lift pull you up the hill.
- 3 - Stay in the Track. Do not ski or board outside of the track. No uphill Slalom turns!
- 4 - At the unload station you need to plan on removing the platter from between your legs before you arrive at the crest of the hill.
- 5 - Then once you've reached the planned unload position you remove the platter while skiing in a straight line and release the platter in as straight a line, parallel to the lift line above you, not trying to have it pull to the right and you start to sling-shot off the rope and upper tower.

The Where to Load: When people unload in anyway other than the approved method, there are more opportunities for failure and derailing rope when it happens. Access to the surface lifts are only from the load point at the base of each lift, not at the mid-point of the line. We have had many problems / breakages when skiers or boarders grab the platters in the mid-point and pull themselves into the lift line. These breakages have cost us from hundreds to thousands of dollars besides the time when the lift is down. We have instructed the lift operators to not turn on the lift if someone tries to load at the mid-point. These people have been both owners and their guests and also others that do not live in the Pines or Owl Creek Homes. If the lift is running and pulling someone up from the correct loading point, we have also seen people swinging out of the tracks and pulling the rope off the tower guide wheels and putting the lift out of service until it can be reattached by the ski company's lift service staff. As you may have seen it takes from 3-5 people and some amount of time to restore the

lift back into service. We have also been informed by the lift service department the rope has been damaged a number of times, cutting the strands of the wire rope when it's been caught between the towers guide wheels and the steel bull wheel. **These ropes cost about \$5,600.00 to replace.** The ropes are manufacture in Europe and unless I have an extra rope in hand it may take a month to get a replacement. Please, do not attempt to access the lift at any point other than the load point at the base.

Last ski season we had a board member, whom understands the damage caused and expense of repairing and sometimes replacing the equipment and a homeowner from the Pines, get into a confrontation at the top of the lift after the board member watched the homeowner come down the middle run at the base lift and grab the platter at the halfway point to shortcut his ride. The board member was trying to protect the lifts and inform the owner of proper use and inform him he cannot access the lift anywhere other than the load position at the base. If you choose not go to the bottom load point, please walk up the hill to just past the top building and then ski down the trail along the buildings to the Two Creeks base area. Also, if you see someone you know that is not using the lift systems properly, please call manager Bill Boineau and inform him of the issue and individual observed.

Signs – The Pines Declaration prohibits **all** signs except those reflecting protection of the property by a security company.

Trash & Re-cycling Shed – Contractors, sub-contractors, landscapers and other outsiders have repeatedly dumped construction rubbish, refrigerators, car tires and hazardous waste in the shed, often filling all the dumpsters and blocking access to the re-cycling bins. After consulting the Town Public Works Department, the Board decided the only alternative was to place combination locks on the shed. The combination is “**1124**”. The Town of Snowmass will not remove trash left on the floor of the shed (except for empty, broken-down cardboard boxes). Please **put all trash inside the dumpsters** or recycling bins. Empty the contents of cardboard boxes into the dumpsters and then **break-down or cut up all boxes** and packing crates and stack them next to the recycling bins for recycling.

The Town will not remove hazardous waste including car batteries, tires and closed containers of unidentifiable fluids (flammable liquids, solvents, paint, motor oil, etc). Residents must take these items to the Pitkin County Landfill. Alternatively, the Town will remove these containers if you remove the lid, fill the container with “kitty litter” until the material solidifies, and place the now solid container in the dumpster with its lid off. Christmas trees may be left outside the shed.

If you are just moving in or have received a large furniture delivery, the Public Works Department will come directly to your driveway and remove all the packing cartons. Just call the Public Works Department @ 923-5110, ext. 206.

Trails Usage - Three sets of trails crisscross the Pines on easements passing through individual homeowners’ property. Each trail system was designed for specific uses and common courtesy

requires that we all become familiar with those designated uses. Inappropriate or careless use of a trail, particularly in winter, can damage the prepared surface severely and make it dangerous for those for whom it was specifically intended. **Winter hikers, in particular, should stick to Tom Blake, Anaerobic Nightmare, and the Government Trail to avoid damaging groomed skier surfaces by “post-holing”.**

1. The Tom Blake Trail, Anaerobic Nightmare and Government Trail are hiking and mountain-biking trails maintained by the Forest Service and the Town of Snowmass Village Trails Committee. These trails are open during the winter to both snow-shoers and hikers. Cross-country skiers can also use these trails but will probably find them narrow and difficult going.
2. The Terminator Trail, a three-mile loop around the Pines, is a summer/ equestrian and winter/cross-country trail maintained by the Aspen Snowmass Nordic Council. The Nordic Council permits snow-shoers to use their trails but asks that they keep to the edge of the trail and not damage the prepared tracks. **Nordic Council trails are closed to hikers and pets during the winter** because of the “post-hole” damage they cause to the groomed tracks and “skating-ski” surface.
3. The Pines Ski-in/Ski-out Trails are groomed by the East Village Master Association specifically for down-hill skiers residing in the Pines. Down-hill skiers using the Pines Trails may be moving at considerable speed, have little room to maneuver on these narrow trails and are not expecting others to be on these trails. Therefore, while we do not object to snow-shoers and cross-country skiers using the Pines Trails, we ask that they use these trails single-file and in the uphill direction (planning their return on Tom Blake or Terminator) so as to be aware of oncoming downhill skiers. Just as on Terminator, snow-shoers should keep to the edge of the trail. Also, because of the “post-hole” damage caused to the groomed surface by hiking boots and the resulting danger to novice skiers, **hikers and those with pets are requested to avoid the Pines Ski-in/Ski-out trails.**

After an incident involving the use of private snowmobiles on our trails, the Board amended the Pines documents to **specifically prohibit the use of any motorized vehicle on any of our trails at any time**, except for authorized maintenance vehicles.