

Double Diamond HOA Rules and Regulations
February 2024 Update

We Encourage Everyone to Use the Common Courtesy Law.

Rules and Regulations were adopted February 5, 2024 by the Double Diamond HOA Board.

The Double Diamond Board of Directors has established the following house rules to ensure safety and quiet enjoyment for all owners and renters. Owners must communicate these rules to both long and short term renters and/or their agents. Failure to comply with these rules may result in a fine to the owner. Friends and maintenance people should also be informed and reminded of certain rules that may apply to them such as parking.

Please see the Double Diamond HOA Fee Schedule. This document supersedes any previous version of the Double Diamond HOA Rules and Regulations.

1. **Barbeques** - For fire safety, in accordance with Section 308.1.4 of the International Fire Code, charcoal and/or wood burners, barbeques and other open-flame devices, such as fireplaces or torches, shall not be operated on decks or within 10 feet of the Double Diamond building for any reason. Natural gas is not permitted. Electric grills and LP-gas cooking devices having a LP-gas container nominal 1 pound (0.454 kg) LP-gas capacity are permitted. A common grill is provided for your convenience by the hot tub. Contact Property Manager for replacement propane bottle if found empty.
2. **Parking in the Courtyard** – Courtyard is a designated fire lane, no parking allowed. Loading and unloading only, vehicle must be able to be moved promptly. Friends, cleaning services and maintenance people can park in the Shandoka lot without a permit during daylight hours. If there is a problem or issue, please contact the property manager.
3. **Hot Tub** - The Hot Tub usage rules are posted next to the hot tub entrance. Maintenance and cleanup is provided on a daily basis and the hot tub is available year-round. The spa is closed from 10:00 pm to 10:00 am. No glass containers are allowed in the spa area. Children under the age of 12 must be accompanied by an adult. Re-covering of spa tubs after each use is required. Anyone whose behavior is offensive, including but not limited to, intoxication, obscene language, behavior offensive to other guests and/or their children, may be subject to fines and loss of spa privileges.
4. **Bicycles** -Bicycles in common areas must be stored in one of the bicycle racks provided by the HOA. Bicycles must be registered with Property Manager and display a Double Diamond decal. Abandoned or unmarked bicycles will be removed, stored for 30 days and then discarded.
5. **Trash and recycling** - Please remember that the trash and recycling area should be used for normal household usage only. Construction trash and home business trash is not allowed in this facility. Recycling and trash rules are posted in the area. Break down any boxes and respect the limit on the number of boxes that can be recycled weekly. Electronics and

hazardous material are not allowed to be disposed of in this area and never put trash in the recycle bins. No furniture or large items should be left outside units.

6. **Noise Restrictions** - Quiet hours of 10 p.m. to 8 a.m. as per Town of Telluride shall be observed. Occupants shall exercise reasonable care to avoid making loud, disturbing, or objectionable noises. No loud parties or boisterous behavior is allowed in the units, such that same may bother other people staying in Double Diamond. No loud playing of TV's, radios, stereos, or other musical instruments are allowed at any time. Barking dogs are included in the prohibition. Residents must comply with all Town ordinances in this regard.
7. **Decks** - Patio furniture and plants are allowed on decks. Decks should never be used for storage or trash. Equipment must fit on the deck (it may not hang over the balcony or floor). Owners are required to keep decks neat.
8. **Smoking** - No smoking/vaping is allowed in the General and Limited Common Elements of Double Diamond. The General and Limited Common Elements include balconies, the hot tub and common areas such as courtyard.
9. **Pets** - Pets are welcome at Double Diamond but must be under control at all times. This includes continuous dog barking. Pets are not allowed to disturb the peace of other Members by barking, whining or making other loud noises, or by being a nuisance in any other manner. If you rent short term or allow guests with dogs, the property owner is responsible for the noise violation and the subsequent fines. Pet owners are responsible for cleaning up after their pets. Any damage or bodily harm caused by any such pets will be the responsibility of the owner and the Association will be held harmless. No animals may be chained or tied to any part of the complex, nor can they be an annoyance or nuisance.

Enforcement, including filing complaint, notice, hearing procedures and schedule of fines for Double Diamond HOA Rules and Regulations are per the Responsible Governance Policy on Procedures for the Enforcement of Covenants.

The Responsible Governance Policies can be found at doublediamondcondos.com.
[Responsible Governance Policies](#)

Thank you in advance for your cooperation and for helping make Double Diamond a wonderful place to enjoy!

The Double Diamond HOA Board of Directors.