

## Highlands at Breckenridge Good Neighbor Policy Summary

Short term visitors should be aware that the Property Owner's Association has a strong "Good Neighbor Policy" with clear "Good Neighbor Rules" to maintain the attractive, alpine residential character of our neighborhood while safeguarding the health, comfort, safety and value of our members' homes and neighborhood. There may be substantial fines for violations of the Good Neighbor Rules. A complete description of the policy, rules and fines are in the Association's Good Neighbor Policy, Rules and Enforcement. They are based on common-sense practices which residents have developed over time. Some common pitfalls are listed that visitors should be aware of.

**Noise and Offensive Activities** – This is a quiet alpine neighborhood and excessive noise and disturbances disrupt the quality of life for residents. Excessive noise (i.e. loud outdoor speakers and louder than normal conversation as heard at the property line) is not permitted at any time. Quiet hours are from 11 pm to 7 am.

**Hot Tub hours** – No time restrictions, but use must not disturb neighbors. This is a particularly sensitive issue for hot tubs close to neighboring homes.

**No fireworks** – This includes carrying, storing or exploding them in the neighborhood.

**Drone Use** – See full Good Neighbor Policy and Rules.

**No trespassing** – Except for a few public access trails (i.e. Upper, Lower and Middle Flume trails) most of the property in Highlands is privately owned. There is no public access to these trails between homes. Unless you are certain you are passing across public land, do not leave the trails without permission. There are no fences in the Highlands. See attached plat sheet for public trails and access points.

**Fires** – This is a serious issue because we are a high fire hazard area. No outdoor fires with wood are permitted. Outdoor gas firepits approved by the Association may be used and so may barbeques with lids. Outdoor fireplaces with chimneys, screens and spark arrestors may also be used. See full policy and rules document for details.

**Parking** – This is limited to the hard surface areas constructed for parking or in garages. Parking is not permitted on lawns, landscaped areas, or off the designated parking surfaces. Parking is not allowed on public streets or rights-of-way. Vehicles parked on public or private roads may be towed without notice if they impede snow removal operations. Motorcycles, boats, campers, motor homes, trailers and similar equipment may not be parked in driveways for more than 72 hours.

**No camping and no staying overnight in motor homes or trailers** – This applies both to private and POA owned land.

**Trash Management** – Trash must be kept in a covered container in the house or other enclosed area. Trash containers may be placed curbside on pick-up day, but not earlier than 6 am and they must be removed by 10 pm the same day.

**Pets (generally dogs)** – Owners must control their barking, whether on or off property. While off premises, they must be on leash. Owners must clean up after their pets.

**Wildlife** – Wildlife must not be harassed or fed. Food or food residue must not be left outside, especially at night. Large wildlife such as moose are extremely dangerous.

**Outdoor lighting** – "Dark Sky" is a priority. Use outdoor lighting only when necessary and do not leave on overnight except for security or house number lights.

**Maximum Home Capacity for Renters** – Each rental home has a maximum occupant capacity which may not be exceeded.