

Timber Creek Estates HOA

Short Term Rental Guest Guidelines

Welcome to Timber Creek Estates! As one of the premier communities in Blue River, we strive to provide a pristine setting for our residents and guests and ask that you help by abiding with the rental guidelines set forth by our community. This is a covenant controlled HOA neighborhood.

Visitors to the mountains often are not aware of our unique challenges. Please take time to adhere to these important notes and help to be a great neighbor in the community.

- Be courteous of neighbors. Blue River has many full-time homeowners who work in the area. Please observe quiet hours and be respectful of property boundaries. Please do not sled or ski across neighboring properties.
- Renters are not allowed use of the Goose Pasture Tarn.

OCCUPANCY LIMITS - During the period of any short-term rental, the dwelling unit may not exceed an occupancy of two (2) persons for each bedroom (as defined by Section 6-1-20) plus a total of two (2) additional persons . **For example, a two-bedroom residence shall be limited during the period of any short-term rental to a total occupancy of six (6) persons.**

NOTE: *The Town Manager may reduce the maximum occupancy where the Manager determines based upon reasonably credible information that the available utility capacity for the short-term rental property is insufficient to support the maximum occupancy.*

Additionally, the Town Code allows for only five vehicles to be parked in the driveway and/or designated parking space.

If you are found to be advertising out of compliance or if a code complaint is filed against you, you may receive a notice of violation and/or ticket and possible revocation of your short-term rental license.

NO HIKING TRAILS - All properties within Timber Creek Estates are privately owned. There are no hiking trails within the neighborhood, so please respect all property and do not trespass.

WILD LIFE – Please do not feed the animals that pass through our neighborhood. We have moose, elk, bears, fox, porcupines, etc. Keep a long distance (up to 100 feet) away from the large wild life. Do not keep hammocks outside as animals can become entangled and unable to break free.

PETS – (if allowed) All pets should remain on a leash while in Timber Creek Estates. We also ask that you kindly pick up after your pets and dispose of their waste accordingly.

FIRE PITS - Please note: Your Homeowner may restrict your use of fire pits.

The Town of Blue River requires recreational fire pits to be inspected and the permit renewed ANNUALLY by the Red, White & Blue Fire Dept. Per ordinance: “The fire shall be constantly attended, by a competent adult, until the fire is extinguished. Fire extinguishing equipment such as a fire extinguisher or a garden

hose connected to a water supply shall be readily available for use.” Please be aware of the current fire danger conditions and restrictions.

NOISE ORDINANCE – There is an official noise ordinance in Timber Creek Estates which follows the guidelines set forth by the Town of Blue River. Violations of the noise ordinance (by persons or motor vehicles) may result in hefty fines, up to \$1,000. Please be mindful of the neighborhood as you enjoy your time here. Our full-time residents have chosen Timber Creek because of the opportunity to enjoy the solitude. We appreciate your respecting the community.

OUTDOOR LIGHTS – Please keep all outdoor lights turned off past 10 P.M. and be sure they are turned off upon departure.

TRASH PICKUP – Please understand the trash pick-up schedule and follow the strict guidelines of proper bear-proof secure containers for street pick up *as well as* return placement of containers to unit for proper storage. **Do not leave containers on the street overnight or past designated pick- up day.**

SPEED LIMIT 15 MPH - throughout the Timber Creek Estates circle **the speed limit is 15 MPH**. The area is patrolled and speeders will be ticketed.

PARKING - No more than 5 vehicles may park at any residence and MUST be in the driveway or designated parking spots on the premises. **No street parking is allowed including in cul-de-sacs.** Violators will be reported and ticketed, in accordance with the Town of Blue River guidelines.

GARAGE DOORS -- Please do not leave garage doors open. Damage to the home’s plumbing could occur causing a water leak and wasting our precious resource!

NOTE: You and/or the leasing Homeowner may be responsible for any violations or damages.

Thank you for visiting and enjoy your stay!
Timber Creek Estates HOA Board