

**HOUSE RULES ADOPTED BY BOARD OF DIRECTORS OF  
STARLIGHT CONDOMINIUM ASSOCIATION  
IN SUPPLEMENT TO AMENDED DECLARATION AND BYLAWS**

*NOTE: These House Rules are adopted by and in force and effect by the Board of Starlight Condominium Association. Initialed by: \_\_\_\_\_/s/\_\_\_\_ President;  
Adopted: October 9, 2005; Revised: September 27, 2015.*

1. **Purpose of Rules.** It is the Board's primary function and intent to "*preserve, and protect*" the homeowners' investment in Starlight Condominiums and to make every effort to maintain insurance coverage and to keep costs of operation under control. It is also in the owners' best interest to do what common sense dictates to "*preserve and protect*" their investment and avoid costly repairs. The Board has therefore adopted and implemented the following rules and regulations in order to perform its primary function and evidence its intent.

Starlight Condominium Owners are obligated as follows:

2. **Pets.** Owners shall permit no more than a combined total of two pets (either feline or canine only) on Starlight Condominium premises or in a unit and
- a. shall clean up and dispose of all pet excrement deposited on any of the premises of Starlight Condominiums and rinse away all pet urine deposited on the premises of Starlight Condominiums;
  - b. shall keep all pets leashed and shall accompany pets at all times when outside a unit; and
  - c. shall remove immediately from Starlight Condominiums all pets that cause or create a noise nuisance while on Starlight Condominium premises.

The HOA Board reserves the right to ban any pet or animal from the premises of Starlight Condominiums if the Board deems the pet a nuisance, a danger to the safety of the Owners and/or their renters/invitees, a threat to maintaining insurance coverage or a threat of raising the cost of insurance.

Violation of any one of the aforementioned "Pets" rules by an owner or his renters/invitees subjects the unit owner to a \$75.00 fine per infraction per day infraction exists.

3. **Recreational Room.**

- a. Only **Owners** may have access to and use of the Recreational Room;
- b. Anyone under the age of 21 must be accompanied and supervised in the recreation room - at all times - by an owner who is at least 21 years of age;
- c. Upon exiting the Recreational Room, owners shall

- 1) turn off all lights, television and treadmill in the Recreational Room;
- 2) lock both access doors to the Recreational Room;
- 3) leave the two thermostats at 50 degrees and make certain no water is running in the bathroom sink or toilet; and
- 4) dispose of all food, trash, garbage or debris in the large metal waste bin/dumpster located on the North side of Squaw Valley Road.

Violation of a, b or c of the aforementioned "Recreational Room" rules by an owner or his renters/invees subjects a unit owner to a \$75.00 fine per infraction.

4. **Fire Extinguishers.** All Units must have an updated fire extinguisher which shall be inspected annually to maintain insurance coverage. An Owner whose fire extinguisher has been removed from the unit, damaged or destroyed shall be charged the cost of replacing or repairing said fire extinguisher in that unit.

5. **Patio Decks.** Only *gas* grills, patio furniture, flower containers, and 1/2 cord of firewood may be permanently maintained on Unit patio decks. Permanent storage of any other items on Unit patio decks is strictly prohibited. "Permanent" for purposes of this rule shall mean longer than fourteen aggregate (14) days. Do NOT split wood or chop ice on patio decks. Use salt or chemicals sparingly to remove snow and sweep and wash down patio decks after using such materials to prevent concrete decay. Repairing landings is very costly.

Common sense dictates that too much weight on the patio decks creates a serious safety hazard, compromises insurance coverage and risks a costly repair.

Violation of any portion of the aforementioned "Patio Decks" rules by an owner or his renters/invees subjects a unit owner to a \$75.00 fine per infraction per day.

6. **Garbage and Trash.** Owners and their renters/invees shall not permit trash or garbage containers or receptacles to be stored or placed on the common area decks. Owners and their renters/invees shall dispose of all trash, debris, and refuse in the large metal waste bin/dumpster located on the North side of Squaw Valley Road and in accordance with Village of Angel Fire ordinances. Owners and their renters/invees shall close and latch the metal door to the waste bin/dumpster in order to prevent wild animals from foraging. Owners and their renters/invees shall dispose of cigarette butts and tobacco products properly and in proper receptacles and NOT on patio decks or the common areas.

Violation of any portion of the aforementioned "Garbage and Trash" rules by an owner or his renters/invees subjects a unit owner to a \$75.00 fine per infraction per day.

7. **Quiet Hours from 10:00 p.m. until 8:00 a.m. - Loud Noises Prohibited.** Owners and their renters/invees are to observe and reserve the hours of 10:00 p.m. until 8:00 a.m. as "Quiet Hours". Owners and their renters/invees are to refrain from activities during the Quiet Hours which activities are loud, disruptive and interfere with the right of quiet enjoyment of all other owners in their units, including but limited to loud music, obscene language, obnoxious behavior and/or disturbing the peace or are in violation of Village of Angel Fire ordinances.

Violation of the aforementioned "Quiet Hours" rule by an owner or his renters/invees subjects a unit owner to a \$250.00 fine per infraction and possible prosecution by the Village.

8. **Common Areas. Common Area Walkways, Landings, Sidewalks, Parking Lots and Courtyard Areas.**

11 Squaw Valley Lane, P.O. Box 809, Angel Fire, New Mexico 87710  
 Yolanda Casados – President, Brenda Norman – Vice President,  
 Judy Azzo – Secretary/Treasurer, and Yvette Hopper, Director at Large



Protect the integrity of the common area walkways, sidewalks and common landings from concrete decay and damage. Owners and their renters/invitees:

- a.. Shall not split wood on sidewalks or common landings;
- b. Shall use salt or chemicals sparingly for ice removal – shovel snow and sweep water from these areas; and
- c. Shall not use skates, skateboards, skis, bicycles, sleds or any sports equipment or devices with sharp or pointed parts on common area walkways, landings, sidewalks, parking lots and courtyard areas other than snow boots or regular street shoes.
- d. Shall not place or store any items other than benches on sidewalks and common area landings.
- e. Shall not engage in sledding and/or skiing on any of the Common Areas of the Association.

Violation of a. b. c. d or e. of the aforementioned “Common Areas” rule by an owner or his renters/invitees subjects a unit owner to a \$75.00 fine per infraction per day.

9. **Fireplaces and Chimneys.** To maintain *insurance coverage*, all fireplace inserts must be installed and inspected by a licensed installer/inspector. Violation of this rule subjects to a \$500.00 fine by Starlight Condominium Association plus all costs, including but not limited to fines and/or penalties, to bring such fireplace inserts into compliance with Village of Angel Fire ordinances.

The HOA will have chimneys cleaned and inspected each spring-summer season. Owners will be notified if repairs are necessary and owners are to make and pay for the inspection, cleaning and repairs promptly.

10. **Exterior of Condominiums.** Installation of anything other than flower boxes or flower pots on the exterior of the condominiums is prohibited – without *written approval* of the HOA Board. Requests should be submitted in writing and will be placed on the agenda for consideration at the next Board meeting.

Violation of the aforementioned “Exterior of Condominiums” rule by an owner or his renter(s)/invitee(s) subjects a unit owner to a \$250.00 fine per infraction per day. In addition, a unit owner will be responsible for payment of any and all costs of repairs resulting from violation of this rule.

11. **Unit Pass-Keys.** Per the amended declarations and bylaws as well as these rules and regulations, **owners** must provide a Unit pass key to the Board. Pass keys are used for emergency purposes, for annual HOA chimney/fireplace/fire extinguisher inspections and for HOA scheduled repairs, maintenance, and seasonal inspections for pipe protection purposes and/or water damage insurance claims prevention. Advance notice of scheduled maintenance and repairs will be e-mailed to owners. All keys are maintained by the Board.

12. **Pipe Protection.**

- a. Owners and their renter(s)/invitee(s) shall maintain a minimum Unit temperature of 50 degrees Fahrenheit year round.
- b. When a unit is to be unoccupied for more than 24 hours, owners and their renter(s)/invitee(s) must:
  - 1) open all sink cabinets, including the bath sink cabinets, exposing the pipes;
  - 2) turn off water at the Unit main and open faucets, permitting them to drain, in order to prevent pipes from freezing and/or bursting and flooding unit(s); and
  - 3) turn off breaker to hot water heater or unplugging it.

Violation of subsection a. or subsection b. of the aforementioned "Pipe Protection" rules subjects an owner to a \$75.00 fine per infraction. A violation of subsection a. or subsection b. of the aforementioned "Pipe Protection" rules that results in broken or burst pipes and/or water damage to Starlight Condominium Association property subjects an owner to an additional \$1,000.00 fine. An Owner who willingly violates the Pipe Protection rule, is forewarned of said violation but fails or refuses to comply with the Pipe Protection rule and consequently incurs water damage to said owner's unit shall be denied insurance coverage.

13. **Drainage Protection.** Owners and their renter(s)/invitee(s):

- a. shall use ***GARBAGE DISPOSALS*** sparingly, properly and in accordance with the manufacturer's recommended usage;
- b. shall NOT dispose of construction materials in the drainage pipes or drainage system of Starlight Condominium Association;
- c. shall keep bath, kitchen and laundry drains unclogged, free flowing and free of debris [Refer to Rule 5 above and proper disposal of refuse via the metal waste bin(s) or in accordance with Village of Angel Fire ordinances];
- d. shall maintain toilets so that water does not continuously flow and shall dispose of feminine hygiene products and other similar products in proper refuse containers and NOT down toilets.

Violation of subsection a., b. c. or d. of the aforementioned "Drainage Protection" rules subjects an owner to a \$75.00 to \$1,000.00 fine.

14. **Parking of Certain Vehicles and Storage of Vehicles.**

- a. Owners and their renter(s)/invitee(s) are prohibited from parking trailers, boats, RVs, vehicles greater than one ton and/or travel trailers in Starlight Condominium parking lots at all times.

11 Squaw Valley Lane, P.O. Box 809, Angel Fire, New Mexico 87710  
Yolanda Casados – President, Brenda Norman – Vice President,  
Judy Azzo – Secretary/Treasurer, and Yvette Hopper, Director at Large



b. Owners and their renters/invitees are prohibited from storing vehicles in Starlight Condominium parking lots. Storage occurs when an otherwise authorized vehicle remains stationary in Starlight Condominium parking lots for thirty (30) consecutive days unless prior written approval has been requested and granted by the Board. Inoperable vehicles are prohibited at all times.

c. Due to limited parking, each of Starlight Condominiums' seventeen (17) units is allowed to have a combined total of two vehicles parked on Starlight Condominium property at any time.

Violation of a., b. or c. of the aforementioned "Parking of Certain Vehicles and Storage of Vehicles" subjects an owner and his renter(s)/invitee(s) to having said violating vehicle(s) towed at the vehicle owner's expense.

15. **Long-Term (6 mos.+ ) Rental Procedures.** Each Owner who rents his Unit for a period of six months or longer must perform the following:

a. notify the HOA Board of the name, address, telephone number of the renter(s)/lessee(s) and

b. notify the HOA Board of the make, model and license plate of all vehicles driven by the renter(s)/lessee(s); and

c. provide the renter(s)/lessee(s) with a copy of the rules and regulations governing Starlight Condominium Association. Owners shall not allow renter(s)/lessee(s) access to the Recreational Room.

Any owner in violation of a. b. or c. of the aforementioned "Long-Term (6 mos.+ ) Rental Procedures" shall be subject to a \$75.00 fine per day until all portions of said rule are performed.

16. **Smoking.** Stairwells, landings, sidewalks and recreation room have been designated "NO SMOKING" AREAS.

The Board asks that all owners, their renters, their guests and their rental agents use the parking lots for smoking and that they properly dispose of all tobacco products so that the grounds of Starlight remain free of cigarette butts and other tobacco products. The Board also asks that all owners, their renters, their guests and their rental agents avoid smoking on private balconies/patios as a common courtesy to fellow owners, renters, guests and rental agents who are consequently prohibited from use and enjoyment of their balconies/patios due to other owners, renters, guests or rental agents' smoking. See Rule 6 above.

17. **Owner Unit Responsibilities.** All the repairs of the installations of the unit such as water, gas, light, power, sewage, telephone, sanitary installations, doors, windows, electrical fixtures, additional television cable outlets and all other accessories, equipment and fixtures shall be at the owner's expense in accordance with Article XI, 4(b) of the Amended Bylaws.

18. **HOA Board Contacts.** Owners are to notify the Board immediately of damage to the common areas or limited common areas.

19. **Declaration and Bylaws.** All rules, regulations and obligations set forth in the Amended Condominium Declaration for Starlight Condominiums and in the Amended Bylaws of the Starlight Condominium Association are incorporated herein for all purposes.

11 Squaw Valley Lane, P.O. Box 809, Angel Fire, New Mexico 87710  
Yolanda Casados – President, Brenda Norman – Vice President,  
Judy Azzo – Secretary/Treasurer, and Yvette Hopper, Director at Large

20. **Penalties for Violations.** Owners shall be notified of violation(s) of rules set forth above in writing, by email and, when necessary, by telephone.
21. **Official Board Action.** Owners must use written requests for consent of the Board before engaging in any activity or action which may be in contravention of the Board Rules, the Amended Condominium Declaration and Amended Bylaws of the Starlight Condominium Association. No one is authorized to act on half of Starlight Condominium Association except as specifically directed by the Board of Starlight Condominium Association. Owners shall submit all suggestions or comments on matters of Starlight Condominiums in writing to the Board. Written requests for consent and written suggestions or comment forms are available from any of the Board members. Report violations of Board Rules, the Amended Condominium Declaration and Amended Bylaws of Starlight Condominium Association, please contact any one of the Board members immediately.