

The Boulders Condominium Association

Courtesy Reminders, December 2023

Please post in a prominent location in your home, easily accessible for all occupants

Dogs

Dogs must be leashed when within the Community (CC&Rs, 3.8 (c)). The Town of Truckee has a leash law. Pick up after your dog. Yes, even when there's snow on the ground. Be considerate of your neighbors on Deerfield Drive when walking your dog.

Noise

Please refrain from making noise between 10 p.m. and 8 a.m. Be considerate when climbing the stairs as this noise resonates downstairs. Upstairs neighbors, please be considerate about heavy foot traffic & children running around. Downstairs neighbors, please be considerate about stereo and TV noise resonating to upstairs units.

Parking

The Boulders CC&Rs, Section 3.7 (also reference Rules and Regulations, Section M), specifically state:

- The 1st car must be parked in the garage
- The 2nd car must be parked in the driveway
- Guest parking is designated for guests only, not residents or lessees
- No boats, trailers, jet skis or snowmobiles may be stored in the garage unless an approved vehicle can fit in the garage at the same time. These prohibited vehicles, and all others as specified in the CC&Rs, may not be parked on any public or private street within the Community.

Persons per Bedroom

The CC&Rs, Section 3.1, limit occupancy to no more than two (2) persons per bedroom, plus one (1) additional person, not including temporary guests. In no event shall a unit be occupied by more individuals than permitted by applicable zoning laws, or government regulations. If a nearby condominium is over-crowded, please report it to the Property Management Company. Violators will receive a first warning letter and a fine for the second offense.

Maintain heat

It is not required to drain the plumbing system. Keep the heat on, and the thermostat set to 55°F (Rules & Regulations, Section K). Keep all interior doors open so the heat can circulate throughout the rooms. A good residual heat build-up is important in case of a power outage.

Upstairs units

Shovel the snow off of your balcony/deck as soon as possible. It's recommended not to shovel right down to the wood, as this may harm the wood. If the snow on your balcony/deck reaches the top of the rail, you have 7 days to remove it. If you do not, the Association will have it done for you, and will charge you \$100. NOTE: access will be via ladder, not through your home.

Mice

Mice can fit through a very small hole, leave D-Con or similar poison in your garage & under your sink.

Trash & Recycling

Bear Bins are **shared** by the upstairs and downstairs neighbors. Please use your own trash can. Excess trash may be taken to the Eastern Regional Landfill Station at 900 Cabin Creek Rd. M-F from 8-4. Recyclables can be placed between the two trash cans, in a blue recycling bag. Excess recycling may be taken to the bins behind the Fire Station on Donner Pass Road.