

# Rockridge I

## Rules and Regulations

Following these basic property rules creates a cooperative atmosphere and protects the property at Rockridge I.

- CHECK IN:** Rockridge I Townhome check in location is at the Alpine Meadows Office located at 416 S. Ridge Street in Breckenridge.
- \*\* A valid Credit Card must be on file in the office prior to check in or check in will not occur until normal business hours. For Keys policy please refer to check out section of the Rules and Regulations.**
- \*\* Check-in on your designated date begins at 4pm, should you arrive early please feel free to contact our office, toll free at 800-866-1228 for early check-in possibilities. If you plan to arrive after operating hours, please contact our office for check in instructions and late arrival information.**
- \*\* Due to heavy housekeeping and maintenance schedules early check-in times are not always honored but we attempt to accommodate the needs of our guests.**
- OCCUPANCY:** Maximum occupancy of a 3 bedroom 3-bath town home is **8 people**. Violators will be given a written warning with 48 hours to comply. Non-compliance will be fined at \$50.00 per day from time of written notification.
- PETS:** Pets are not allowed on property by guests/renters or owners.  
**Fine of \$100 per day will be imposed for violators.**
- PARKING:** Units are assigned **(1) one** parking space per unit. No other parking is available at Rockridge I.
- MUDROOM:** In an effort to protect the integrity of our carpets we ask that all footwear be left in the mudroom, especially all snow equipment.
- HOUSEKEEPING:** There is no scheduled maid service during a normal week stay. If mid-week maid service is needed, please contact the office for costs and scheduling, 970-453-1226.
- NOISE:** Out of respect for your neighbors, town noise ordinance must be observed after 10:00 pm.
- FIREPLACE:** The fireplace is located in the main living area of your condo. Fireplace operation could be potentially dangerous!!  
**\*\*Be sure that the flue damper is in the full open position prior to lighting.**  
**\*\*Do not use newspaper**, as it can contribute to chimney fires.  
**\*\*Use only the fire starter provided** in the units.  
**\*\*Please make sure that all screens and doors are closed at night.**

**\*\*Do not attempt to empty any ashes or partially burned wood into trash or any dumpsters**

**\*\*Please come to the office if additional fire starters are needed. .**

**GRILLS:**

Grills are operated with a master timer in addition to the normal controls for a gas grill. The master timer is located on the grill stand, below the grill surface. ***Please clean the grill after each use*** grill brushes are located on the hooks next to the grills.

**INTERNET:**

Wireless internet is provided free of charge, Your wireless network is ROCKRIDGE 41 OR 59 depending on the signal strength. The passphrase for both networks is rockridge41 or rockridge59 (all lower case one word) If you are experiencing any problems with the wireless network **PLEASE DO NOT RESET THE ROUTER!** Call the office with any problems.

**TRASH:**

**Dispose of trash in the dumpsters located at the top of the parking lot.**

There are side doors on both sides of the dumpsters that open, please do not attempt to open the lid. **Do not leave trash outside your unit**, on decks, or in any commons areas. Animals will tear these bags apart strewing trash throughout the property.

**CHECK OUT:**

Please note, all guests are required to vacate Rockridge I no later than 10 am on your scheduled departure date.

Please stack all linens and towels in a pile before your departure. Please load and start the dishwasher with any dirty dishes upon departure.

**\*\*Please do not leave the unit keys in the townhome, all keys are to be returned at the Alpine Meadows Office prior to 10:30 am or a \$50.00 per key fine will be charged to the Credit Card on file in the office.**

**\*\*Mailing keys after your departure is not acceptable and the charge will remain on your credit card.**

**\*\*If you check out prior to or after normal business hours be sure to drop the keys in the appropriate slot in the office door located at 416 S. Ridge Street, 970-453-1226.**

Thank you for your cooperation.

**Office Hours**

**8:30-5pm Monday thru Thursdays**

**8:30-6pm Fridays and Saturdays**

**Closed Sunday**

ROCKRIDGE I HOA in Breckenridge

Alpine Meadows Management Company, Property Manager

Please report emergencies or violations to

**(970) 453-1226**

**After hours: Call the Alpine Meadows Office for an emergency contact number provided in the recording.**