

KRYSTAL VILLA EAST CONDOMINIUM RULES AND REGULATIONS

PARKING AND VEHICLES:

1. Every person using the parking lot or street must register his vehicle with management. This is essential, especially during snow season, to assist in identifying unauthorized vehicles in the parking area.
2. All oversize or non-standard vehicles (campers, motor homes, trailers, commercial, etc.) owners must register with management before using KVE parking areas.
3. Inoperable vehicles left in parking area for more than 24 hours without permission from management are subject to tow-away at owner expense.
4. Mechanical work, including but not limited to oil changing, is not permitted on premises.
5. No reserved parking for any owner or tenant is permitted.
6. Owners allowing guests or relatives to use their unit (1 car per 1 bedroom, 2 cars per 2 bedrooms) must register same with management for purpose of security.

POOL, JACUZZI AND SAUNA:

7. Children under the age of 14 must be accompanied by an adult in these areas.
8. No person shall remain in Jacuzzi more than 30 minutes. This is both for health and safety reasons.
9. No glass is permitted, at any time, in pool, Jacuzzi, or sauna area. Plastic beverage containers are acceptable.
10. No OUTSIDE guests are permitted in or around pool, Jacuzzi, or sauna unless directly escorted by a tenant or owner.
11. No running in pool area is permitted. No toys or bicycles are permitted on deck.
12. Pool, Jacuzzi and sauna close at 10:00 pm.
13. No smoking in common areas, deck, pool, Jacuzzi, sauna and laundry room.

DECKS, STAIRS AND LANDINGS:

14. Nothing may be stored on decks or landings except fire wood and pellets (in an appropriate container) which may not be stacked higher than the top of the upper rail. This includes BBQ's.
15. No signs may be displayed other than "FOR RENT or "FOR SALE" signs, not to exceed 18 x 24 inches.
16. No plastic shall be used to cover windows or wood, nor shall anything be hung outside of windows or decks.

PETS:

17. Pets by Non-Owners are not allowed, except for long term tenants.

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OWNER'S PETS:

18. Owners with pets (owners defined as those persons in title to unit and their immediate family) must be responsible for all excrements. Pets may not be kept on decks or stair landings. Owners to bear in mind the end cost of maintenance of lawns. Management has full authority to enforce this rule. Any written complaints received by the Board from either management, tenant or other owners will be evaluated by the Board and appropriate action taken with may include the removal of the pet from premises by Mammoth Humane Patrol (M.P.D.) and or fines from Board of Directors.

QUIET HOURS:

19. No loud TV, Stereo, or loud noises of any kind between the hours of 10:00pm and 6:00am. No idling of engines in parking areas during the above times. Per Mammoth Lakes Police Department.

DISTURBANCE – NUISANCE – NOISE:

20. Over and above the above-posted quite hours, guests, owners and/or tenants to refrain from unduly loud noises and disturbances which would be a nuisance to other individuals. Any complaints regarding noise or disturbance shall be directed to Management, who will take appropriate action by calling the Mammoth Police Department.

SMOKE DETECTORS:

21. At no time should smoke detectors be unplugged or have batteries removed because of smoky conditions within the building. Once smoke is cleared from the area the detector will silence itself. Removal of batteries, unplugging or otherwise rendering smoke detector inoperable may create a liability problem. It is recommended that smoke detectors be tested monthly and batteries be replaced annually or more frequently if necessary.

HEATERS:

22. Heaters must not be turned off in any unoccupied unit during the winter months, nor may they be turned off in any occupied unit for overnight periods in order to prevent freezing of the pipes. Heating appliances built into the units should be kept in proper working order at all times due to cold temperatures. Heaters built by Thermador experienced an overheating problem a few years ago, which caused numerous fires. These units have been corrected by Thermador. Any problems encountered with heating appliance, should be repaired by a licensed repairman or electrician to prevent electrical shock or other malfunctions, which may cause injury or fires and a liability problem.
Accumulation of dust should not be allowed to collect on any heating appliance to prevent possible fire.
Combustibles should be kept to a minimum of 18 inches from all heating appliances.
Ashes must be put into a metal container on deck adjacent to the sauna.

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WOOD / PELLET STORAGE

23. Wood storage shall not block exits. Wood stacked on a deck should not block the sliding door. Load carrying capacities should be considered when selecting wood storage areas to prevent overloading and collapse of building components. Wood should be stored a minimum of 18 inches from all heating appliances and 36 inches from electrical panels.
24. Storage of pellets on deck needs to be spread out and stacked no higher than 4 bags high, as bags weigh 40 lbs. We recommend the Costco deck box (see photo) that will keep your bags dry and spread out the weight properly and not go over the height of the balcony rail.



GENERAL PROVISIONS:

25. Management hours are 8:00am to 5:00pm, 7 days a week.
TELEPHONE NUMBER 760-934-2669 for Manager and or Assistant Manager.
Management will be allowed access to all units (in the event of an emergency).
A key or key-code will be provided to this office for official use only.
26. Satellite Dishes are not allowed on decks or walls. KVE has installed a master Dish Network system. Call Downey TV at 760-872-7391 for hookup.
27. Wood chopping is not allowed on decks or lawn areas.
28. Water heater closet storage is not permitted at any time due to potential fire hazards.
29. Permit Requirement: Remodeling unit interiors required building permits. The town of Mammoth Lakes must be contacted for such permits.
30. Children's toys and bicycles, skateboards etc. shall not be left in common areas. All bikes must be stored in racks and then put away for the winter.
31. General Precaution: Some walls may share electrical wires and plumbing, inquire with the management to discuss propriety of opening walls.

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32. Trash container is part of the common area, please observe the rules of locking it when finished. No large pieces are to be left outside of container and must be taken to dump. The trash company will not pickup any large pieces of furniture. If any things are left out and we must pay the company for removal, the owner will be charged, if renter has not taken care of it before hand.
33. All renters (new and old) must adhere to all the CC&R's, ByLaws and Rules and Regulations. They are to be given a copy of the above. If they do not adhere, the Owner will be responsible for any violations of these documents.

FIRE PROTECTION:

33. Use of charcoal barbecues on decks is not permitted (per M.L.F.D). Small 5 lb. propane canisters are permitted. California Fire Code 308.3.1.1 (Liquefied-Petroleum Gas-Fueled Cooking Devices), local code amendment July 2010.
34. As part of the common area (defined in our CC&R's), the association has all flues cleaned as needed. This year we will do all the flues in the complex (we need access to all units). Those with pellet stoves need to have the elements checked every year, depending on usage. This is not common area.