

**Occupancy:**

The maximum number of guests staying at any Vacation Home Rental Property shall be one per two hundred (200) square feet of net floor area, up to a maximum of sixteen (16).

Parking:

There shall be a minimum of two (2) Parking Spaces.
No more than four (4) vehicles may be parked overnight.
No more than two (2) vehicles may be parked overnight outside of garages.
No parking shall be permitted in public rights of way or Access Easements.
No parking trailers or snowmobiles on the property.

24-Hour Local Contact information:

Pioneer Ridge
675 Snapdragon Way, Suite: 100
Steamboat Springs, CO 80487
970-879-0517

Trash:

Trash pick up is after check out. A management company representative will pull trash from the trash containers inside the home. If you need an extra trash pick-up please call our front desk agents at 970-879-0517. Please do not take trash out yourself as we don't want to feed the wildlife. No container other than approved wildlife proof containers may be used for pick up.

Noise:

Quiet times are from 7:00 pm to 7:00am. Please remember you are in a residential area and any violation of city noise or disturbance ordinances could result in a fine or removal from the property.

Prohibited Activities:

- Outdoor sleeping.
- Any outdoor activity at which more than twice the number of allowed occupants are in attendance.
- Tents or other outdoor structures, whether deemed temporary or permanent.
- Commercial Kitchens.
- The preparation of any food on site for persons other than occupants and their guests.

Inspection:

If the City Permit Director has reasonable grounds to believe that prohibited activities are occurring at the Property, the Director may require an inspection of the Property on 24-hour advanced notice to the Owner, Property Management Company, or other agent or local contact person for the Owner.

Violations and Penalties:

The following conduct shall constitute a violation for which the penalties specified below shall be imposed:

- The Owner, Property Management Company, or other agent of Owner has conducted, permitted, or allowed any of the Prohibited Activities to occur on the Property. The penalties for violations shall be as follows:
 - For the first violation within any 12-month period, the penalty shall be \$250.00;
 - For a second violation within any 12-month period, the penalty shall be a fine of \$500.00;
 - For third violation and all subsequent violations within any 12-month period, the penalty shall be a fine of \$1,000.00;
 - Each calendar day there is a failure to comply with Additional Criteria and each day a Prohibited Activity takes place may be considered by the Municipal Court as a separate and distinct violation.

These Violations and Penalties shall be in addition to any other violations of law that may be charged under the Steamboat Springs Municipal Code, including, without limitation, Noise Pollution (§ 7-61 et seq.) and Nuisances (§ 15-1 et seq.). In addition to the violations and penalties set forth in this section, the City shall be entitled to all other remedies in law or equity, including, without limitation, seeking an injunction in any court of competent jurisdiction.