



Good Neighbor Guidelines

The Good Neighbor Guidelines are a code of ethics for Town of Keystone visitors staying in a short-term vacation rental unit. These guidelines help ensure that our community remains safe, enjoyable and beautiful for everyone who lives, works and plays in Keystone.

24-Hour Responsible Agent Contact Information: If at any time you have concerns about your stay, please call this 24-hour contact number (Insert Responsible Agent number). In the event of an emergency, call 911.

Wildfire Safety and Prevention: Wildfire is a serious risk here, and fire restrictions may be in place, depending on conditions and time of year. Even if fire restrictions are not in place, be vigilant: Only use approved and permitted outdoor devices, and ensure that a responsible adult is always present until a fire is out cold.

To apply for a REQUIRED fire pit permit, please visit the [Summit Fire and EMS website](#).

Visitors must check to see whether fire restrictions are in effect before lighting a fire outdoors, smoking outdoors, or using outdoor grills, barbecues or stoves. Portable outdoor fireplaces are prohibited. Visit www.SummitCountyCO.gov/wildfire to find current fire restrictions and other wildfire prevention information.

To Receive Emergency Alerts: sign up to receive emergency information at www.SCAalert.org.

Respect for Wildlife: Summit County is blessed with a diversity of wildlife, including bears, elk, moose, mountain lions, marmots, bighorn sheep, mountain goats and beavers. It can be exciting to view Colorado's wildlife, but it is important to do so at a safe distance. Most dangerous and potentially harmful encounters with wildlife occur because people fail to leave animals alone. Wildlife should not be harassed, captured, domesticated or fed.

Intentional or inadvertent feeding is the major cause of most wildlife problems. It is illegal in Colorado to intentionally place or distribute feed, salt blocks or

other attractants for large animals.

Respect for Neighbors: Please be friendly and courteous, and treat your neighbors as you would like to be treated. Respect your neighbors and their property. The property owner or responsible agent shall inform all renters of property boundaries and limitations.

Noise and Outdoor Lighting: Be considerate of the neighborhood and your neighbors' right to the quiet and peaceful enjoyment of their home and property, especially after 9 p.m. The Summit County Sheriff's Office may be contacted if local noise ordinances are not followed. A properly installed noise meter on the property is recommended to reduce potential issues.

Do not direct outdoor lighting toward neighbors' homes, and do not leave outdoor lights on when you check out.

Maintenance of Property: Be sure to keep the property clean, presentable and free of trash and debris.

Trash and Recycling: Place all trash and recycling in the designated containers stored indoors, in order to prevent issues for wildlife or snow removal operators. Your Responsible Agent must provide a County-approved trash disposal and collection plan. Please see the attached fact sheet for guidelines on accepted materials for recycling. If your rental does not provide recycling bins, visit <http://www.HighCountryConservation.org> to find the locations of Summit County's free recycling drop-off centers in Breckenridge, Frisco, Dillon and Silverthorne. Cigarette butts should be properly extinguished, cooled and disposed of in a trash receptacle.

Parking & Traffic Safety: All vehicles must park in the designated parking spaces provided. Do not park on roadways, lawns or in a manner that blocks driveways, sidewalks, alleys or mailboxes. Observe posted speed limits and watch for children and pedestrians. A copy of the Town-approved parking plan must be provided to all renters in the rental agreement and posted in a prominent location within the property.

Maximum Capacity: This short-term rental unit has a maximum capacity of _____ overnight guests, and this limit cannot be exceeded for any reason.

Driving Conditions: The combination of extreme weather conditions and steep grades can create treacherous driving conditions in Colorado's mountains. Some roads in Summit County are only plowed once per day and can become impassable. It is highly recommended that your vehicle be equipped with the following, September through May: 4WD or AWD, snow tires or mud/snow tires (M+S) with minimum 3/16 inch tread, functioning defrosts (front and back), sturdy ice scraper and snow brush, windshield fluid rated for 0 degrees F or colder, shovel, gloves, boots and other winter clothing.

In winter conditions, give plow trucks extra space, do not pass plow trucks, drive slowly, increase your following distance from other vehicles, avoid stopping on an uphill slope, use the left lane only for passing, and never use cruise control.

If weather conditions require, CDOT will implement a Traction Law on state highways (e.g., I-70, U.S. Hwy. 6, and Colo. Hwy. 9). Under a Traction Law, motorists will need to have either snow tires, M+S tires, or a four-wheel/all-wheel drive vehicle. All tires must have a minimum 3/16 inch tread. Motorists driving with inadequate equipment could be fined more than \$130. If a motorist blocks the roadway because they have inadequate equipment during a Traction Law, they could be fined more than \$650. From September 1 – May 31, a Traction Law is always in effect on I-70 from Morrison to Dotsero. For more information visit codot.gov/travel/winter-driving/tractionlaw.

Transportation: Due to parking restrictions, adverse driving conditions, and efforts to cut traffic and emissions in both Summit County and on the I-70 Mountain Corridor, we encourage you to consider transportation modes other than your personal car or a rental car. Vehicles in Summit County produce nearly 280,000 metric tons of CO2 equivalent annually; please help our effort to curb these harmful emissions. Transportation options both to and around Summit County are plentiful. Visit goi70.com to learn more about driving in Colorado's mountains.

Transit to Trails: Especially on weekends, certain Summit County trailheads are reaching capacity and experiencing overcrowding issues. During these peak times, you might not be able to find a parking spot and will be turned away as a result. Therefore, it is recommended to take the free Summit Stage bus and participate in the *Transit to Trails* program. Many short-term vacation rental units are located near a Summit Stage bus route, and the bus conveniently stops at numerous trailheads throughout the County. Please visit the [Transit to Trails](https://www.summitstage.com/transit-to-trails) website for schedules and routes.

Pets: If pets are allowed in your rental unit, you must promptly clean-up after pets, prevent excessive and prolonged barking, and keep pets from roaming the neighborhood or harassing wildlife. Control aggressive pets and be sure to abide by the local leash laws. Dogs must be on leashes when on the Summit County Recreational Pathway System. Store pet food indoors in a secure container to reduce the likelihood of attracting wildlife and pests.

Tenant/Guest Responsibility: Approved guests and visitors are expected to follow the Good Neighbor Guidelines. Be sure to read your rental agreement for additional terms and restrictions, which may include consequences for failures to abide by the Good Neighbor Guidelines. Please note that the unit you're in may have HOA guidelines that must be adhered to as well.

When It Comes To Wildlife Be Responsible, Be Ethical



YOU CAN PREVENT WILDLIFE CONFLICTS!
Don't Feed! Don't Approach! Don't Harass!



NEVER, EVER FEED A BEAR

Bears have an excellent sense of smell and a great memory. Feeding or allowing one to eat your trash can be an automatic death sentence. Bears that seek food from human sources will need to be killed. Secure your trash by locking dumpsters, using bear-proof trash cans and **ONLY** put trash out the morning of pickup. Keep BBQ grills clean, feed pets indoors and only feed birds during winter.

Salt blocks are considered food, and using salt, food or trash to attract bears is unethical and *illegal!* You will be fined!

KEEP AWAY FROM MOOSE

Because of their growing populations, moose are frequently seen throughout Colorado. They are great to watch from afar but up close moose can be very dangerous. Always keep your distance and **NEVER** let dogs bark at or chase moose! Moose may charge and attack aggressively if you or your dog get too close. If a moose charges, run and get behind a tree or something large.

Remember, salt blocks are considered food. Using salt to attract moose is unethical and *illegal!* You will be fined!



COLORADO IS MOUNTAIN LION COUNTRY

Mountain lions share the landscape with us but typically stay away from people. To avoid conflict, keep your pets on a leash and supervise your children. Be extra cautious at dusk and dawn. If you see a lion, stand your ground and do not run away. If it approaches, talk firmly, wave your arms and throw rocks at it. If it attacks, fight back aggressively and don't stop until you drive the lion away!

Feeding deer and other wildlife is *illegal* and can attract lions and other predators.

DON'T FEED FOXES AND COYOTES

Coyotes and foxes can carry rabies, and feeding them can make them aggressive, leading to attacks on people and pets. Keep your dog on a leash and *never* let your dog play with coyotes! If a coyote gets too close, yell and throw rocks at it. If it attacks, fight back aggressively!



Coyote



Red Fox

Report wildlife attacks immediately!

Single Stream Recycling

All of these recyclables can go into one bin



#1-#7 PLASTIC BOTTLES
& TUBS



ALUMINUM & TIN CANS
(PLEASE RINSE)



NEWSPAPER, PAPER,
CARDBOARD & PAPERBOARD



MILK & JUICE CARTONS

These items CANNOT BE RECYCLED in Single Stream Recycling Bin:



NO PLASTIC BAGS OR TRASH
*Do not put recyclables in
plastic bags.*



NO GLASS



NO PLASTIC PACKAGING,
WRAP OR FILM



NO PAPER CUPS
OR TO GO CONTAINERS



NO STYROFOAM



NO FOOD WASTE



SEPARATE AND TAKE GLASS TO
RECYCLING CENTER.
NO GLASS IN SINGLE STREAM RECYCLING.



HIGH COUNTRY
CONSERVATION CENTER

QUESTIONS? CALL 970.668.5703
HIGHCOUNTRYCONSERVATION.ORG

WHY DRIVE?

Leave the mountain driving to someone else! Spend the trip reading, napping, or chatting with friends, rather than sitting in your car battling for position on I-70. A more enjoyable trip, and a more environmentally friendly way to travel!

<https://goi70.com/>

Airport Shuttles

Epic Mountain Express

Book online or call 970-754-7433

Fresh Tracks Transportation

Book online or call 970-453-7433

Summit Express

Book online or call 1-855-MTN-VANS

Peak 1 Express

Book online or call 855-GO-PEAK1

Powderhound Transportation

Book online or call 888-248-7772

Black Mountain Limo

Book online or call 970-485-2172.

Bustang

Bustang's West Line offers daily round-trip service between Denver and Grand Junction by way of Frisco, Vail, and other mountain locations. It is now easy to reach your rental using only public transit. From Denver International Airport, take the RTD A-Line train to catch Bustang at Union Station! Bustang then heads into the mountains, dropping passengers at the Frisco Transfer Center where they can easily connect with the county-wide Summit Stage Free Bus! The Summit Stage moves travelers between all Summit County towns and resorts. If your rental is a bit farther out of town, Taxis, Uber and Lyft drivers are plentiful and are happy to quickly and affordably take you from the Frisco Transfer Center right to your doorstep! For more info about Bustang, check out <https://ridebustang.com/schedules/>

Getting Around in the Mountains

Getting around in the mountains without a car is just as easy as getting to them! Summit County has some of the country's best local bus systems, and virtually all towns and resort areas are accessible by bus.



Local Bus Service

Summit Stage - Serving all of Summit County and most rental properties (FREE)
<https://www.summitcountycogov/360/Summer-Schedule>

Breck Free Ride – Breckenridge (FREE)
<https://www.breckfreeride.com/routes-schedules/system-map>

Taxi

Breckenridge Taxi - Local taxi that services Summit and Eagle counties as well as Denver International Airport. Book online or call 970-453-TAXI