

## CEDAR LODGE CONDOMINIUM ASSOCIATION

### HOUSE RULES Rev JUNE 2016 FOR ALL OWNER, GUESTS AND TENANTS

Under the BY-LAWS of the Cedar Lodge Condominium Association, the Board of Managers is empowered to ESTABLISH AND ENFORCE such reasonable HOUSE RULES as may be necessary for the use and occupancy of the Condominium project.

The Board requests cooperation of all owners, guests and tenants in making the Cedar Lodge a pleasant place to live in or spend your vacation.

**IT IS THE RESPONSIBILITY OF ANY OWNER WHO RENTS HIS/HER UNIT ON A LONG TERM BASIS TO PROVIDE THE MANAGER OR MANAGEMENT COMPANY WITH A COPY OF THE EXECUTED LEASE. IT IS ALSO THE RESPONSIBILITY OF THE OWNER TO PROVIDE A COPY OF THE MOST CURRENT HOUSE RULES TO THE TENANT(S) OF SUCH UNIT.**

#### 1. PARKING

- A. **PARKING BY PERMIT ONLY!** Parking is provided for owners and guests only. One space is provided per unit and all guests/owners must cooperate in parking in assigned spaces only. Spaces are numbered. **THERE IS PARKING PROVIDED FOR VEHICLES ONLY!** No vehicle wider than a normal car or more than 20 feet in length shall be parked in the parking spaces. No vehicle may be parked in any parking space where the vehicles tires exceed the width of the painted parking lines (vehicle must fit completely within the painted parking lines).
- B. No automobiles, trucks, vans, motorcycles, snowmobiles, boats, boat trailers, RVs or trailers, may be stored in the designated parking space unless approved by the Association. All vehicles parked in lot must be licensed, registered and operating.
- C. No RV, automobile, truck, trailer or such vehicle may be occupied while parked in the lot.
- D. The Cedar Lodge Board of Directors and Management Company have full discretion as to determining an acceptable vs. unacceptable vehicle size to be parked at the complex.
- E. No vehicle may remain parked in the same parking space for three weeks without being moved.
- F. All vehicles must be moved for snow removal at direction of the manager. Accumulation of three inches or more of snow requires room for snow removal equipment to operate. Vehicles will be towed if necessary for snow removal.
- G. No vehicle repairs are permitted in the parking lot or garage, including boats, snowmobiles, etc.
- H. Vehicles parked in violation of the rules may be towed by a professional at owner/tenant/guest expense. **The Manager has full authority to enforce these rules at the direction of the Board of Managers.**
- I. Cedar Lodge is not responsible for any damage done to vehicles in the parking area.

- J. Please do not to play loud music, talk loudly or make noise in the parking lot or garage during sleeping hours (10:00 PM to 8:00 AM).
- K. Owners, tenants and guests may “trade” parking spaces only with a written agreement signed by both parties including unit numbers affected, dates of “trade” and signatures from both parties and only after the Board has approved.

**2. COMMON AREAS** - Common areas are defined as the parking lot, garage, walks, landscaped areas, stairs, hallways, lobby lounge, balconies and clubhouse.

- A. Loitering, loud voices, running, playing and riding wheeled vehicles are prohibited in interior common areas.
- B. Damage to common areas and cost of repair will be charged to owner/guest/renter involved.
- C. **Noise rule.** No loud, abusive drunken behavior or use of illegal substance will be tolerated. **NOISE LEVELS** - All owners/guests/renters are asked to exercise reasonable care in maintaining a low noise level and keeping the volume down on radios, stereos and TVs. Please remember, many of your neighbors may "turn in" very early after a long day of work, skiing or other outdoor exercise. Violations of a "noise rule" should be reported to the manager (970-468-9137) who has been authorized by the Board of Directors to request police assistance if necessary to maintain the peace of the complex.
- D. No fireworks or firearms may be fired or discharged on the premises.
- E. Any damage or clean up caused by repairs or alterations to individual units is the responsibility of the owner of the unit.
- F. Smoking is prohibited in common areas and per State of Colorado, Summit County and Town of Frisco Law.

Report all infractions of rules to the manager by calling 970-468-9137. Manager has full authority to handle all problems as directed by elected Board of Managers.

**3. UNITS**

**An owner shall not make structural, mechanical, electrical or general alterations to a unit or installations located therein without previously notifying the Board through the managing agent for the Cedar Lodge Condominium Association in writing. The Association shall have the obligation to answer within fourteen days after such notice and failure to do so within such time shall mean that there is no objection to the proposed modification of alteration.**

ANY MALFUNCTION that occurs in a unit is to be reported to the manager at 970-468-9137. In the case of an emergency, the report is to be made immediately, otherwise please make the report during normal working hours.

- A. Quiet time for all units is designated from 10:00 pm to 8:00 am.
- B. Occupants of Cedar Lodge must be in compliance with State and Federal law. If an owner rents his or her unit, a Crime Free Addendum be signed between owner and tenant and made an attachment to the lease.
- C. The manager will advise individual owner/guest of noise complaints, such as loud TV, music, or excessive partying during quiet hours. Keep unit doors closed to contain noise as much as possible. Local Police may be called if any disturbance persists.
- D. Owners/guests/renters are responsible for removing all garbage/trash, and ashes from the apartment and depositing in containers in trash enclosure.
- E. Balcony area must be kept neat and orderly - not used for storage. Items permitted: firewood, porch furniture, gas or electric barbecues only, skis or bicycles. Do not throw items (i.e., cans, cigarette butts, or solid objects) from balcony.
- F. **Outdoor Grills** - Only gas or electric grills may be used in the Cedar Lodge complex. Propane grills must be attended at all times when in use. Use of charcoal grills of any sort is **strictly** prohibited.
- G. Fireplaces shall be attended at all times when in use. Fires must be completely extinguished before leaving the unit. The use of flammable liquids to start fireplace fires is forbidden. Ashes are to be placed in a unit ash can, covered and disposed of at the trash enclosure.
- H. Ski locker storage - Each owner has a storage unit provided for personal use. All personal items must be stored within individual storage units - nothing may be stored outside. No highly flammable or combustible items may be stored in units.
- I. No advertisements are allowed from windows, porches or balconies.
- J. Owners are advised to carry interior contents and liability insurance.

#### **4. PETS**

- A. **TENANTS AT CEDAR LODGE ARE NOT ALLOWED TO HAVE PETS.** Owners are allowed to bring pets with them during their stay at Cedar Lodge providing the pet does not create a nuisance. Owners are defined as: "Owner" of record on the property deed filed with the association. Relatives, guests, tenants and guests of tenants are not allowed to bring pets to Cedar Lodge.
- B. Pet owners are required to clean up after their pets in all common areas, inside and outside. Pet owners will be charged for repairs of any damage caused by pets.
- C. **All pets** must be carried or restrained on a leash when they are in all common areas.

- D. Abandoned, mistreated, dangerous, or loose pets will be dealt with by local authorities.
- E. Pets may not be chained and/or unattended in or on common area including balconies.
- F. Noise and disturbance caused by pets will not be tolerated.

## **6. MANAGEMENT CONTROL**

- A. The managing agent has full responsibility and authority to enforce these rules at the direction of the Board of Managers.
- B. All owners, guests and tenants shall comply with requests of the management regarding these rules. Violators are subject to procedures, which may result in a penalty assessment against the owner or unit.
- C. Manager will have access to any unit, as provided in the Association By-Laws. No alteration or change of locks will be done without authorization by manager. There will be weekly security inspections of all unoccupied units.
- D. Manager is not responsible to taking or delivering personal messages. Emergency messages will be taken and delivered if possible.
- E. Manager is not responsible for rental related problems (i.e., housekeeping, wood, linens, key access).
- F. Manager will not hold or release keys to individuals for access to units.
- G. Manager is not responsible for showing rental or sales property.

### **OFFENCE FINE SCHEDULE**

All Owners are responsible for the actions of their tenants, guests and themselves.

First Offence = \$250 charged to Owner

Second Offence = \$500 charged to Owner

Third Offence = \$750 charged to Owner

Fourth and any additional Offence = \$1,000 charged to Owner

Any offence within 12 months of the first offence will escalate to the next offence fine level.