

**BACK COUNTRY CABINS HOMEOWNERS ASSOCIATION,
INC. RULES AND REGULATIONS**

The Back Country Cabins Homeowners Association, Inc. ("Association") has adopted these Rules and Regulations ("Rules") pursuant to the Condominium Declaration of Back Country Cabins Homeowners Association, Inc., recorded on October 11, 2011, at Reception No. 977827, in the office of the Summit County, Colorado Clerk and Recorder, and as it may be amended from time to time ("Declaration"). All capitalized terms used herein and not otherwise defined shall have the meanings given to them in the Declaration.

1. **Purpose and Scope.** *The primary functions of the Association are to manage the General Common Elements ("GCE") and Limited Common Elements ("LCE") and in particular the Limited Common Elements Appurtenant to the Residential Units ("LCER"), and adopts these Rules and Regulations in connection with such management and responsibility.*
2. **Common and Limited Common Areas.** *Decks, walkways, landscape, storage building, parking, stairways, and other LCER areas used in common by Owners and Occupants shall not be obstructed or used for any purpose other than access to and from Residential Units or other purposes for which they are intended. The LCER area designated "open space" on the Project Plat may be fenced in accordance with standards adopted by the Association or its Board and a small hot tub may be installed in such open space area adjacent to an owner's unit, provided, however, any hot tub must be approved in advance by both the Association and the Town of Frisco and installed in compliance with all building code requirements. No hot tub may be installed on the roof deck of a Unit. Residents shall keep all decks, balconies, walkways, patios, and stairways, which are attached to Units, clear of snow, ice and debris. Owner may be held liable for any damage caused by failure to do so. GCE areas that are not attached to a Unit, such as the Common Deck, will be cleared by the Association. All landscaped areas shall conform to traditional Summit County vegetation.*
3. **Weed Removal.** *Each Unit owner shall attend to their own dandelions. However, owners are not required to remove dandelions from their LCE. Owners may use chemical applications on their LCE. Unit owners are advised to become informed regarding Noxious Vegetation and must remove Noxious Vegetation from their LCE.*
4. **Decks and Front Porches.** *No personal property, including bicycles, skis, toys, furniture, or other personal items shall be kept on any front porch, balcony, deck or patio, except for such deck and patio furniture and a gas grill that shall conform to such uniform guidelines as may be established from time to time by the Association. Such front porch, balcony, deck or patio shall be kept in neat, clean and sanitary condition by or at the expense of the Owner of the Residential Unit to which it is appurtenant. Outside storage of personal items, except for such deck and patio furniture and gas grills, on decks and patios is prohibited.*

5. **Plants and Decorations.** Flower boxes shall be planted by June 30. If not planted by July 15, they will be planted by a vendor chosen by the Board at the owner's expense. Up to three (3) planters or hanging plants may be placed on, or hung on or from, any deck, balcony, patio or LCE. Seasonal decorations, including holiday wreaths and exterior lighting may be permitted, but may be subject to uniform guidelines established from time to time by the Association. Any such flowers, plants or decorations shall be kept in a neat and clean condition; and dead plants and out of season decorations shall be removed promptly. Plants that may be utilized in the LCE Area denominated the Landscape Area shall conform to the Standards set forth in Rule 2.
6. **Cedar Fences.** All Owners with fences shall apply linseed oil to their cedar fences annually, by September 1. If not completed by this date, the application will be done by a vendor chosen by the Board at the owner's expense.
7. **Noise. Quiet Hours are from 10 pm until 7 am.** No Owner or Occupant including any renter or person leasing a unit shall make or permit any noise within a Residential unit, LCER, or GCE that will unreasonably disturb or annoy the Occupants of any other Unit or neighbors. Residents shall respect the privacy of the neighbors. No excessively loud parties, music, television, or other noises are allowed.
8. **Electronic Reception Devices.** No antennae, satellite dish or other similar device for the reception of radio, television or satellite communications may be attached to, hung from or placed on the exterior of any unit, deck, balcony or patio or on the roof of any Building without the prior written consent of the Association. It will be the sole responsibility of a Unit Owner to arrange their own cable T.V. or satellite reception and the Association shall have no financial responsibility for such arrangement.
9. **Trash.** All garbage, trash and other refuse shall be deposited in properly designated trash or recycle collection facilities. All trash MUST be bagged (no loose trash may be placed in the trash bin). All recycling should be put in a paper bag (no plastic bags in recycling!) and ALL GLASS MUST be deposited in the glass bin NOT in the trash or recycling bin. No trash or recycling shall be stored outside the Unit on decks, balconies or patios.
10. **Pets.** Pets are permitted for Owners only. Owners are responsible for cleaning up all pet feces on a daily basis. No Owner may keep more than two animals generally recognized as household pets in a Residential Unit without the express written permission of the Association. Owner shall be in control of his or her pets at all times when said pets are in, on or about the Residential Unit or any of the Common Elements. In the event that any pet becomes noisy, menacing or disturbing to other Owners or Occupants, the Association may require such pet noise be mitigated or if it cannot be mitigated to be removed from the Property. All pets shall be leashed when they are on Common Areas. Frisco ordinances regarding Pets shall be observed.
11. **Commercial Business.** No Owner or Occupant shall carry on any business or trade from, on or in a Residential Unit without the prior written approval of the Association. The rental of a Unit is allowed provided the Notice set forth in the

Declarations is permitted. This prohibition shall not restrict Owners or Occupants from making or receiving business calls or sending or receiving business electronic mail or other internet business communications from, in or on a Residential Unit. The intent of this Rule is that the Residential character of the Project and the Zoning be followed.

12. **Floor Loads.** *No Owner or Occupant shall place any furniture, fixture, hot tub or equipment in any Unit or an appurtenant LCE the weight of which exceeds the designed weight-bearing load of the floor of such Unit or LCE. A majority of the Unit Owners may purchase and place an approved hot tub on the Common Deck of the Project based upon an action of the Association called for the purpose of considering the expense of such an installation.*
13. **Temperature.** *The temperature in each Unit shall be maintained at a minimum of 60 ° Fahrenheit from October 1 through May 31, including such times when the Unit is vacant, to prevent possible freezing of pipes serving the Unit.*
14. **Entry of Units.** *In the case of emergency originating in or threatening any Unit, regardless of whether the Owner is present at the time of such emergency, the Association or anyone authorized by it shall have the right to enter such Unit for the purpose of remedying or abating the cause of such emergency, and such right of entry shall be immediate. To facilitate entry in the event of such emergency, the Association shall retain a functional key to each Unit. Locks shall not be changed without providing the Association with a new functional key.*
15. **Entry Locks.** *An Owner shall neither place any additional lock on any entrance door of or to a Unit, nor change any existing lock without notifying the Association.*
16. **Liability Insurance.** *Each Owner shall obtain liability insurance with a combined single limit of not less than \$300,000 in respect to any one accident or occurrence. A certificate for all such insurance required to be carried by each Owner shall be provided to the Association within ten (10) days of Owner's acquisition of his Unit and at least annually or upon any change in such insurance thereafter. Owners are advised that they should consider acquiring Sewer backup coverage and coverage for special assessments due to negligence resulting in deductible losses by the Association.*
17. **Grills.** *Charcoal and wood burning grills, fire pits, smokers or similar devices are strictly prohibited. The only authorized grill that may be used on a deck is a propane gas device.*
18. **Parking.** *Units E and F have attached garages (and one additional space in front of the garage), which shall be used for parking vehicles including motorcycles. Units A and B shall have 2 parking spaces per Unit. Units C and D have one parking space. All vehicles must have current registration and be operable. All vehicles must display a valid parking permit stating the unit in which the vehicle is associated with. Owners may provide vehicle description and license plate number to property management for up to two (2) vehicles in lieu of displaying a parking permit. Boats, campers, and trailers of any type are prohibited. The Town of Frisco does not permit overnight parking on the public right of ways. During snowplowing, all vehicles must be removed from the parking area. Overflow parking, must conform to the Frisco Ordinances regarding parking on the streets. No parking shall take place on any Common Area.*
19. **Vehicle Maintenance.** *No vehicle maintenance of any kind shall be permitted on the premises, including oil changes, washing, or cleaning.*

20. **Leased Unit.** Owners who lease their Unit for more than 31 days shall obtain a written lease agreement with the Tenant(s) and shall provide Tenant(s) with a copy of the Back Country Cabins Homeowners Association, Inc. Rules and Regulations for Non-Owners. Such lease shall be provided to the Association through the Management Company. If a Unit is rented for fewer than 31 days, the Owner shall, by electronic communication, provide notice of such rental to the Association.
21. **Common Deck.** In the event the Common Deck is going to be used by a Unit Owner for an event that requires its entire area to be utilized for the event, the Association Manager shall be informed in advance and arrangements to notify other Owners of such use shall be implemented.
22. **No- Smoking.** Back Country Cabins is a "No SMOKING" complex. Smoking is Prohibited anywhere outside; this includes stairs, decks, patios, landings, balconies, sidewalks, lawns, and parking lots.
23. **Amendments.** The foregoing Rules and Regulations are subject to amendment as more fully provided for in the Declaration.

CERTIFICATE

The undersigned certifies that the foregoing Rules and Regulations were adopted by the Board of Directors of Back Country Cabins Homeowners Association, Inc. as of this _____ 6th Day of September _____, 2018.



SEAN SEREL