

SNOWDANCE MANOR CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

1. Electric barbecues with a maximum of 1500 watts or gas/ propane grills are allowed to be used on unit decks. Additional propane tanks may not be stored on the deck. The use of any type of fire, including charcoal or fire pits, is not allowed.
2. Only legal owners are permitted to have pets on Association property and in individual units. No cats, dogs, or other such animals or reptiles (hereinafter for brevity termed “animal”) shall be kept, maintained or harbored or in any way permitted on the Association property, or individual units, except by legal owners. Legal owner’s pets must be kept under leash at all times while on Association property. Pet droppings must be cleaned-up by the respective owner. Tenants, short or long term, are not permitted to have animals.
3. Snowdance Manor common areas, including but not limited to, sidewalks, driveways, entrances, hallways, stairways, and passageways shall not be obstructed or used by any unit owner, tenant or guest for any purpose other than ingress and egress from the units and building.
4. No items shall be placed on or in any of the common areas except for those articles of property which are the common property of all unit owners.
5. The covered garage parking directly north of the Snowdance Manor building shall be for the exclusive use of residing Snowdance Manor owners, tenants and guests.
6. Vehicles may not be stored on Snowdance Manor property. Vehicles may only be parked on property by owners, tenants and guests currently residing at Snowdance Manor.
7. No vehicle belonging to or under the control of a unit owner, family member, or a guest, tenant or vendor of a unit owner shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from the building. Vehicles shall be parked within designated parking areas. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed. Current, authorized parking permits are required to be displayed on all vehicles parked on Snowdance Manor property.
8. No owner, tenant or guest shall keep or permit to be kept any large and/or unsightly vehicles or objects, including but not limited to, commercial trucks, recreational vehicles, campers, boats, trailers, snowmobiles, or ATVs, on any of the property of Snowdance Manor or the Snowdance P.U.D.
9. No owner, tenant or guest shall keep or permit to be kept any stored, inoperable or abandoned vehicle on any of the property of the Association without the prior consent of the Association Managing Agent or Board of Managers. An abandoned vehicle is defined as any vehicle that has not been moved for seven (7) consecutive days. No vehicle repairs are permitted on the Association property. Unauthorized vehicles are subject to removal at the owner’s expense.

10. No work or alterations of any kind shall be done upon the exterior of the building or upon the general or limited common areas by any unit owner, tenant or guest without prior written consent of the Association Managing Agent or the Board of Managers.
11. No owner shall install electrical wiring or any other service on the exterior of the building that may protrude through the exterior walls or the roof of the Snowdance building, including any part of the balcony, without prior written consent of the Association Managing Agent or the Board of Managers.
12. No owner, tenant or guest shall install any television, radio or other antenna, cable or satellite dish, machines or air conditioning units on the exterior of the building.
13. No structural alterations within any unit or with respect to any common elements shall be made and no electrical, plumbing or similar work within any unit, except minor repair work localized within the unit not affecting these overall utility systems, shall be done without the required Country building permits following Country building codes. Nothing shall be done in, on or to any unit or the common elements, or any portion thereof, which might impair the structural integrity of the building.
14. Owners are responsible for any and all damage that may occur to their own unit, other units or Association common areas due to the failure of their unit's water heater, ice maker, or any other plumbing or electrical service.
15. Owners, their families, tenants, lessees and guests shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises that may disturb occupants in other units. This includes, but is not limited to, the playing of loud music, musical instruments, amplifiers, television and video games. Quiet hours are from 10:00 P.M. to 8:00 A.M.
16. Unit construction hours shall be from 9 A.M. to 6 P.M. Monday through Friday and 10 A.M. to 5 P.M. on Saturday and Sunday, except in emergency situations. Contractors, maintenance personal and owners will only be permitted to perform construction activity during the construction hours. Construction must be done during construction hours to order to prevent sound disruption that interrupts the quiet enjoyment of the neighbors.
17. Disposition of garbage and trash shall be only by the use of the common garbage facilities located outside the building in the wooden enclosure between Snowdance Buildings A and B. Trash is not to be left in common areas or hallways at anytime. No oversize items, appliances or construction material may be disposed of in the common dumpster facility. These items must be taken to a landfill site. No items may be left outside of the dumpster.
18. Balconies, decks and patios shall be used only for the purpose intended and shall not be used for hanging garments, towels, banners, flags or other articles, or for cleaning rugs, household articles, or other items. No rugs or other material shall be dusted from windows, balconies, decks, or patios by beating or shaking. No storage, storage units or furniture, other than outdoor patio table and chairs, are permitted. Firewood is permitted to be stored on balconies.
19. Any damage to, or mess in, the common elements or common personal property caused by an owner or their family members, guests, tenants, lessees or employees/vendors shall be repaired and/or cleaned at the expense of that unit owner.

20. The Association assumes no liability for any loss or damage to articles stored or left in common or other storage areas.
21. The Association Managing Agent shall retain a master passkey to the front door of each unit. A master passkey is also available to authorized Summit County Emergency Personnel. The Association Managing Agent may also provide a master passkey to the onsite manager so that units may be accessed immediately in case of emergency. The onsite manager accesses units with permission of the Association Managing Agent or the unit owner.
22. The front door of each unit is considered part of the common elements of Snowdance Manor. No owner shall alter the exterior of any unit front door. Front door locks may not be altered, except to be re-keyed in accordance with the building master key system. Only locks approved in writing by the Board of Managers may be installed. Currently approved locks are the original installed locks and the ResortLock. Any unit with ResortLock installed may supply a code to Association management and only the code will be used to access the unit, except in case of an emergency.
23. Association property, including the swimming pool, hot tub, sauna, wet bar, and all other recreational and common facilities shall be used only by owners, members of their families, guests or tenants. All rules must be strictly observed when using the pool area.
24. Pool Area Rules (see attached) and future facility rules are hereby made a part of the Snowdance Manor Condominium Association, Inc. Rules and Regulations. The pool area and facilities operating hours and dates to be open will be determined by the Association Managing Agent and Board of Managers.
25. No signs of any kind, including but not limited to, "For Sale", "For Rent", or "Open House" signs, or business or political signs, may be placed or maintained on Snowdance Manor Condominium Association property. Such signs may not be displayed in individual units in a manner that is visible to those outside the unit.
26. No lock boxes shall be permanently installed or mounted on any interior Association common area property, except in the designated area in the covered parking garage. Real estate lock boxes may be temporarily installed on a unit door knob for sale purposes during the term of the listing period.
27. Snowdance Manor is a Non-Smoking property. Smoking / Vaping of any kind is prohibited in all Common and Limited Common areas to include (but not limited to) Unit Decks, Balconies, stairwells, common seating areas, pool and hot tub areas, laundry rooms, hallways, outside common decks, outside common stairs, parking lot, lawn and patio areas.
28. Cultivation / Growing of Marijuana anywhere on the premises, to include inside of individual units, is prohibited.
29. Each unit shall be used for residential purposes only. No unit shall be used for any commercial purpose.
30. No unit or any other part of the Association property may be used for unlawful purposes.
31. Review of Records policy is hereby made a part of the Snowdance Manor Condominium Association, Inc. Rules and Regulations.

The foregoing rules and regulations are subject to amendment and to promulgation of further regulations pursuant to the provisions of the Bylaws.

SNOWDANCE MANOR CONDOMINIUM ASSOCIATION, INC.
Approved the Board of Managers on _October 17, 2019_____

SNOWDANCE MANOR CONDOMINIUM ASSOCIATION, INC.
RESOLUTION OF RULES VIOLATIONS

A violation of the rules and regulations, or house rule by guests, renters, tenants shall be deemed to be the acts of the OWNER for the purpose of assessment of penalties. If the unit has multiple OWNERS, enforcement may be against the property or any one owner. Notification of one OWNER shall be notifications to all OWNERS.

Violations of a local ordinance or state statute may be enforced by the locality without regard to any remedies by the Snowdance Manor condominium association.

The Snowdance Manor Board of Managers hereby establishes the following procedure for the resolutions of alleged violations by any OWNER, guest, renter or tenant. The procedure for dealing with alleged violations involves three levels to be pursued in the following sequence.

1. Informal notification of OWNER, Guest, Renter, or Tenant by the Property Manager. This may be done by phone, in person or by a friendly notice/reminder including e-mail.
2. Verbal and written notice to the OWNER by Property Manager including a fine. This can be done by e-mail, in person or by mail.
3. A formal meeting with property Manager and Board of Managers. This can be done by phone or in person. The meeting will include, the OWNER, Property Manager and at least one Board of Managers (the panel)

Progression through these stages will be terminated at the stage in the progress when the alleged violation is satisfactorily addresses.

The penalty for violating any of the rules shall be:

	<u>Separate Violation</u>	<u>Continuous Violation</u>
First violation	\$ 50.00	\$50 per day
Second violation	\$ 100.00	\$50 per day
Third violation	\$ 250.00	\$75 per day
Habitual	\$ 500.00	\$75 per day

If after the opportunity to be heard, a violation or series of violations or series of violations is deemed to have occurred, the fine(s) shall be assessed from the date of the first violation. Where the violation is a single incident (e.g. loud noise), the above penalties are meant to apply. Where the offense is a continuing on (e.g. an unauthorized pet kept on the premises or an unregistered automobile in the parking area) the penalty may be \$50- \$75/day until resolution of the violation. Assessments of penalties may be waived in part or adjusted downward at the exclusive direction of the BOARD OF MANAGERS on a case by case basis. Waiver or adjustments in one case will not set precedent in any other case involving similar circumstances.

Any fine or penalty assessed as a result of a written notice and the waiving of a formal meeting, or as the result of the Panel's decision following a hearing as aforesaid, if not voluntarily paid to the Snowdance Manor Condominium Association before the next scheduled payment of dues, will be added to the next billing statement and is payable within 30 days thereafter. Any unpaid amount

shall be charged against the OWNER'S property and will be collectible as any other debt charged against the property. The interest rate shall be 18% %. Nothing herein shall operate to limit the Association's remedies.

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POOL RULES

1. There is no lifeguard on duty at any time in the pool area. For safety and well being, it is recommended that no one use the swimming pool, sauna or hot tub alone. Snowdance Manor Condominium Association is not responsible for any injuries that may occur at any time within the pool area. Use of these facilities is at the user's own risk.
2. No one under the age of 14 years is allowed in the area of the swimming pool, sauna and spa without adult supervision.
3. For health reasons, no person with bandages or an infectious or communicable disease may enter the pool.
4. No clothing other than swimwear is allowed in the swimming pool.
5. Children who are not toilet trained must wear waterproof pants. No diapers allowed in the pool or hot tub.
6. The swimming pool area will be open from 9:00 A.M. to 10:00 P.M. throughout the year, except for periods when seasonally closed or for repair and maintenance.
7. The swimming pool area, common bathrooms and laundry facilities are for use by Snowdance Manor owners, guests and tenants exclusively.
8. No running or other horseplay is permitted within the pool area. No diving is allowed.
9. Radios may be played provided the volume is kept so low so as not to disturb others.
10. No glass containers, alcohol or smoking is permitted in the pool area.
11. Persons using the pool are to leave the area clean and dispose of trash in the containers provided.
12. No animals are allowed in the pool area with the exception of service animals. Service animals are not allowed in the water.
13. Safety equipment is not to be played with.