Summit Yacht Club Association
House Rules
Adopted 4-13-18

Preamble

Under the By-Laws of the Condominium Association, the Board of Directors is empowered to establish and enforce such reasonable House Rules as may be necessary for the use and occupancy of the Summit Yacht Club. The Board of Directors adopted these revised rules in 2018. The Board requests cooperation of all owners, guests, renters and tenants in making the Summit Yacht Club a pleasant place to live or spend your vacation~~!~~

Section 1- Parking

1-1. Parking by permit only~~!~~ One space is provided for 1 "air space" units and 2 spaces for 2 "air space" units and all owners, guests, renters and tenants shall cooperate in the use of the space available. Parking spaces are not guaranteed. There are more permits issued than parking spaces. Overflow parking is available in selected town of Dillon lots. Please contact Town of Dillon for updated overflow parking information. http://www.townofdillon.com/town-government/departments/police/traffic-parking

1-2. All vehicles must be removed from the lot for snow removal between 10:00 am and 3:00 pm~~,~~ when 3 inches or more of snow has accumulated in the lot~~.~~ In addition, vehicles also must be removed from the lot for snow scraping and cleaning as noticed. Notices may be emailed and/or posted on site the day before the clearing is scheduled. Vehicles will be towed if necessary at vehicle owner's expense. Additionally, violations are subject to fine of unit owner.

1-3. Current and valid parking permits must be displayed at all times when parked at Summit Yacht Club. Replacement permits will be issued for a fee of $50 for lost permits.

1-4. No RV trailer or such vehicle may be occupied while in the parking lot. The use of Summit Yacht Club power outlets for RV trailer consumption is prohibited.

1-5. No vehicle wider than a normal car or more than 20 feet in length shall be parked in the parking spaces. Vehicles must be parked between the parking lines. Vehicles too large to fit within the parking lines are prohibited. Vehicles longer than the length of parking line are prohibited. Vehicles parked on lines are subject to fines, towing or booting.

1-6. No vehicle (to include boats, snowmobiles, motorcycles, cars, etc.) repairs are permitted in the parking lot.

1-7. Neither Summit Yacht Club Association nor Property Management are responsible for any damage to vehicles in the parking lot.

1-8. The Board of Directors and Property Manager have full authority to enforce these rules.

Parking Enforcement Violation Schedule:

- First violation - Warning sticker is placed on vehicle and license plate logged
- Second violation - Warning sticker is placed on vehicle, license plate logged and the right to install a parking "boot" is reserved
- Third violation - Warning sticker is placed on vehicle, license plate logged and the right to install a parking "boot" or tow is reserved.
- Additionally, if the unit number associated with the parking violator is determined, fines can be assessed against unit owner per the Covenant and Rule Enforcement Policy, dated April 21, 2006.
- "Boot release"- Once a parking boot is placed on a vehicle, the cost is $100 flat fee to remove the boot plus $50 per day that the boot is on the vehicle. The boot is subject to release only during normal business hours and there is no guarantee on response time. Normal business hours are Monday – Friday 8:00 am to 5:00 pm and Saturday and Sunday 10:00 am – 4:00 pm. The address of the office that one needs to go to in order to pay the boot removal fee is: Summit Resort Group, 350 Lake Dillon Drive, Dillon, CO, 80435. Phone: 970-468-9137.

1-9. Parking Courtesies: "Puffing" of vehicles is not permitted. "Puffing" is defined as leaving a car idling while the car is unattended in the parking lot. Puffing is illegal in Colorado. Puffing wastes gas, contributes to air pollution, and might cause unnecessary noise during quiet hours. Please park vehicles "front bumper in" along front sidewalk curbs so that exhaust fumes are less likely to enter the living units.

1-10. All units face the parking lot. Do not play loud music, talk loudly or make noise in the parking lot during quiet hours (10:00 pm to 8:00 am).

1-11. Motorcycles: Motorcycles count as a vehicle and are subject to all rules pertaining to vehicles. There shall be no motorcycle parking at Summit Yacht Club from November 1 through April 30. Motorcycles parked in the designated "motorcycle only parking spot", next to the dumpster, do not need a parking permit from May 1 through October 31. Parked motorcycles must leave room for other parked motorcycles to exit.

1-12. Vehicles cannot be stored on site for more than 2 weeks without being moved.

<u>Section 2 – Common Areas</u>

2-1. Common areas are defined as the parking lot, walkways, landscaped areas, stairs, landings, patios, decks, and entrance balconies.

2-2. No Smoking: Summit Yacht Club is a "NO SMOKING" complex. Smoking is prohibited anywhere outside; this includes stairs, decks, patios, landings, balconies, sidewalks, lawns, and parking lots. See Resolution Prohibiting Smoking, dated Sept. 28, 2013, for additional details.

2-3. Unit occupants are to report all infractions of rules to the Property Manager by calling 970-468-9137 or emailing to info@srgsummit.com

2-4. Loitering, loud voices, running, playing and riding wheeled vehicles are prohibited in common areas and limited common areas.

2-5. Damage by owner, guests, renters, and tenants to common areas and the cost to repair that damage will be charged to the Unit owner. Unit owners are responsible for the actions of all occupants of their unit.

2-6. No fireworks or firearms may be fired or discharged on the premises.

2-7. Disturbances of neighbors will not be tolerated (to include, but not limited to noise, barking dogs, and odor). Disturbances are to be reported to the Town of Dillon Police as well as Property Manager.

2-8. No littering. This includes cigarette butts.

Section 3 – Owner Units, #1 - #51 Inclusive

3-1. An owner shall not make structural, mechanical, plumbing, electrical or other alterations or repairs that require a building permit to a unit without previously notifying the Property Manager for Summit Yacht Club Association in writing. The Association shall have the obligation to reply to the notice within 10 days after receipt of such notice. Failure to respond within such time shall mean that there is no objection to the proposed modification, alteration or repair. Owners are required to pull proper permits for all items as required by the Town of Dillon/ Summit County Building Departments. http://www.co.summit.co.us/185/Building-Inspection

3-2. Quiet time for all units is designated from 10:00 pm to 8:00 am.

3-3. Owners, guests, renters and tenants are responsible for removing all normal household garbage, trash, and ashes from the unit and depositing it directly into the dumpster within the dumpster enclosure at the north end of the parking lot. Do not leave the above wastes on balconies, decks or patios. If the dumpster is full, trash must not be left on the ground in the dumpster enclosure. It is prohibited to put large items such as furniture, sofas, mattresses, kitchen appliances, electronic components, or Christmas trees in the dumpster. Prohibited items can be disposed of properly at the Summit County Resource Allocation Park, http://www.co.summit.co.us/103/Landfill-Recycling.

3-4. Balcony and patio areas shall be kept neat and orderly and not used for storage. Items permitted include: firewood, porch furniture, gas or electric barbecues, skis, snowboards, and/or bicycles. Bicycles are limited to two bicycles per deck. Hanging of bicycles is not permitted. Do not throw items (including, but not limited to cans, cigarette butts, or any other solid objects) from balconies or decks.

3-5. Balcony/deck snow removal. For “snow weight and safety reasons”, owners of “2 air space” units, with balconies/decks that can only be accessed from inside the unit, are required to remove snow from their unit decks after every snow fall. If snow is not removed from a “2 air space” (3 bedroom) unit deck within 24 hours of the snow fall, the Association may arrange for the snow to be removed from the deck and the unit owner will be billed for the service. Melting snow from these decks drips onto the lower

balconies and creates ice and dangerous conditions. Balconies/decks that are accessible via exterior stairwells will be cleared of snow during the normal snow shoveling process. During balcony snow removal, safety precautions must be set up by unit owner to alert people below of the snow removal.

3-6. Outdoor grills, fireplaces and wood stoves: Only gas or electric grills shall be used at the Summit Yacht Club complex. The use of flammable liquids to start fireplaces or wood stoves is forbidden. The storage of flammable liquids is prohibited both inside and outside of the living units. Propane grills must be attended to at all times when in use. The use of charcoal grills of any sort is strictly prohibited.

3-7. Outdoor open flames on balconies and patios are also prohibited. This would include, but is not limited to, "tiki" torches, candles, etc.

3-8. Fireplaces and/or wood burning stoves shall be attended to at all times when in use. Fires must be completely extinguished before leaving the unit. Cold ashes are to be placed in a unit ash can, covered and disposed of at the trash enclosure. Do not leave ashes on patios or balconies.

3-9. No advertisements for sale, rent, or services are allowed from windows, patios, or balconies on Summit Yacht Club property.

3-10. A unit occupant may not create an unreasonable disturbance of any other unit occupant at any time. No loud, abusive, or drunken behavior or use of illegal substances will be tolerated. Owners, guests, tenants and 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 outdoor exercise. Violations should be reported to the Dillon Police and then reported to Property Manager.

3-11. Rentals: Short term rentals (less than 30 days) must be in accordance with Town of Dillon requirements (to include, but not limited to, registering, obtaining business license and paying sales tax). Owners of property that is rented on a short-term basis, for a period of less than thirty (30) consecutive days, are required to have a Town of Dillon business license, a Colorado Sales Tax License, collect 8.875% sales tax, and remit the 2% Town lodging tax.
http://www.townofdillon.com/business-resources/new-business-business-services/lodging-tax-info

In order to avoid problems with short term renters who violate the House Rules, the Board of Directors strongly suggest that the House Rules be provided to all prospective short-term renters before the short term renters finalize a reservation with the unit owner. If short term renters violate the House Rules, the unit owner will be fined.

Long term rentals (longer than 30 days or longer) are required to provide the Property Manager with a copy of the lease and vehicle identification information in accordance with Section 17.1 of the By-Laws. All rental units must have a copy of the House Rules posted in their unit in accordance with Section 17.2 of the By-Laws.) All owners who rent their units on a long-term basis must conduct a criminal background check of their tenants in accordance with Section 17-4 of the By-laws.

3-12. Owners are required to fill out an up-to-date owner information form, as sent out periodically by the Property Manager, to ensure all contact information is correct. Failure to return this form may result in being fined. The owner information form also contains contact information for long-term renters.

3-13. Occupancy limits on long-term and short-term rental units are 3 people in a 1 “airspace” unit and 6 people in a 2 “airspace” unit in accordance with Section 17.3 of the By-Laws.

3-14. Splitting of firewood is not permitted in units, on decks or balconies, or on concrete patios. Firewood is recommended to be split off site. If absolutely necessary, firewood splitting is permitted to occur in the grass on the “South East” (lake side) of the lower bike rack on the lake side of the buildings. All scraps must be cleaned up immediately following the splitting.

Section 4 – Pets

4-1. Only owners are permitted to bring pets with them during their stay at Summit Yacht Club providing the pet does not create a nuisance. Owners are defined as: “owner” of record on the property deed recorded with the Summit County Recorder’s Office, his or her spouse, their children, their grandchildren and their parents. Other relatives, guests, tenants and renters of same are not allowed to bring pets to Summit Yacht Club. Pets are prohibited in any unit that is rented on a short-term or long-term basis in accordance with Section 17.5 of the By-laws.

4-2. Owners are required to clean up after their pets in all common areas. Owners will be charged for repairs and cleanup caused by their pets.

4-3. All pets, including dogs and cats, must be carried or restrained on a leash when they are outside owner’s unit.

4-4. Local authorities will deal with nuisance, abandoned, mistreated, dangerous or loose pets. http://www.co.summit.co.us/538/Animal-Control-Shelter

4-5. Pets shall not be chained and/or left unattended in or on common areas including balconies or patios.

4-6. Noise and disturbance caused by pets will not be tolerated. Repeated offenses will be dealt with as specified in the Covenant and Rule Enforcement Policy.

Section 5 – Management Control

5-1. Property Manager has full authority to administer these House Rules at the direction of the Board of Directors.

5-2. All owners, guests, tenants and renters shall comply with requests of the Property Manager regarding these House Rules. Guest, renters and tenants are subject to procedures which may result in fines or penalty assessments against the unit owner.

5-3. The Property Manager shall have access to any unit, in accordance with Section 12.1 in the Declarations. No alteration or change of locks will be allowed without authorization of the Property Manager.

5-4. The Property Manager is not responsible for taking or delivering personal messages.

5-5. The Property Manager is not responsible for in-unit owner, guest, renter or tenant problems or repairs (i.e., housekeeping, wood, linens, key access or any repairs).

5-6. The Property Manager will not hold or release keys to guests, renters or tenants for access to owner's unit.

5-7. The Property Manager is not responsible for showing rental, leasing or sale of owner's unit.

5-8. In the event Property Manager agrees to perform or coordinate an in-unit repair for an owner that is not an HOA responsibility item (i.e., an item that the unit owner is responsible for), the owner must compensate Property Manager.

5-9. After Hours Emergency: Property Manager does have 24-hour emergency response. The 24-hour emergency response phone number is 970-470-5252. This number is for after-hours "non-911" emergency response only. Emergency examples include broken water pipes, leaks, floods, or frozen pipes where multiple units might be damaged. Non-emergency calls to the emergency night phone that request on site response are subject to additional fees billed to the calling unit owner. Additionally, expenses associated with emergency calls related to individual unit responsibility items will be charged to the respective unit owner.

5-10. All unit owners are encouraged to install entire unit water shut-off valves in their utility/boiler rooms. Many units do not have such valves. In case of an emergency, these shut-off valves could quickly reduce the probability of extensive water damage to your unit and any units below you.