

HOUSE RULES OF LAKE CLIFFE CONDOMINIUMS (Amended and adopted April 2019, April 2021, June 8, 2022)

To help make Lake Cliffe Condominiums a safe and pleasant community, the Board of Directors have established House Rules. The Rules apply to all Occupants, including Owners and their families, Tenants (those renting or leasing a unit for any period), and Guests (occasional short term visitors). The Rules apply throughout the Premises in units, balconies, Common Areas, parking lots, and the Clubhouse. In addition to observing the Rules, Occupants shall conduct themselves in a manner that will not unreasonably interfere with other Occupants, and that respects and preserves the property and tranquil environment of Lake Cliffe. The Lake Cliffe Declarations, Bylaws, and Board Policy (architectural standards, remodels, rentals, etc.) also apply to Occupants. Contact the Property Manager for details.

1. Noise

A. Quiet hours are from 10:00 PM to 7:00 AM. During these hours, there should be no unnecessary noise made on the Premises that may be heard in nearby units. At all other times, Occupants shall avoid making or permitting to be made loud or disturbing noises that would unreasonably disturb other Occupants. Noise sources that must be controlled include but are not limited to household appliances, TVs, audio systems, party noise, pets, musical instruments, and vehicles.

2. Common Area Usage

A. Common areas are defined as all the areas of the Property, except the interior of units or other elements specifically defined in the By-Laws as a limited common element. Residents share the use of common areas.

B. Tampering with common area water, lighting, fire safety equipment, thermostats, or other common area equipment or devices is not allowed.

C. A secure basement storage locker is provided for each owner. Owners should exercise caution over the types of items that are stored. It is inadvisable to store soft goods, electronics or otherwise fragile or delicate items within the lockers. The storage of food items in the lockers is not permitted.

D. Storage of hazardous or controlled materials is not permitted. Hazardous or controlled materials are generally defined as those having properties that are a physical hazard such as toxicity, corrosiveness, flammability, reactivity, or are regulated because of environmental or health hazard concerns, or are classified as hazardous by the Federal OSHA Communication Standard, 29 CFR 1910 subpart "Z" or the ACGIH threshold limit values for chemical substances and physical agents in the work environment (latest edition).

E. Storage of personal items is limited to bicycles, furniture and household items, and must be approved by the Property Manager.

F. Storage of furniture or household items outside of personal storage lockers should be temporary. All must be labeled with unit number and name of the homeowner and must be removed within 90 days.

G. Bicycles are seasonal storage items and must be tagged with unit number, name of the resident, and date of storage. They must be moved or re-tagged within 9 months of their labeled storage date. Lake Cliffe will notify Owners of rule violations and if no action is taken by the Owner within 30 days, the Property Manager will dispose of, or donate, the bicycle(s). Bicycles may not be stored under the stairwells from November 1 through April 30.

H. Homeowners shall be responsible for removing their bicycles prior to moving out of a Unit. Bicycles that are not tagged by the resident or remain after their owners move out shall be considered abandoned and will be disposed of.

I. The Association shall not be liable to any unit owner, including to any tenant, resident or guest, for loss or damage, by theft or otherwise, of bicycles or articles which may be stored in the common areas or within the owner's storage locker.

3. Parking and Vehicles

A. All motor vehicles owned or used by Occupants must be parked in the marked and designated paved parking areas, and may not be driven or parked on landscaped areas. No vehicle shall be parked so as to prevent use of any entrance to any building, provided however that vehicles may be temporarily parked near an entrance for loading or unloading.

B. Long Term Parking. Due to potential for snow during from November 1-May 1, vehicles may not be parked for more than 30 days without being moved. Owners who intend to leave their vehicles for more than 30 days must make arrangements with someone outside of Lake Cliffe management to move their vehicle. Contact information of the person responsible for moving the vehicle must be provided to the Property Manager.

C. Vehicle Registration. All vehicles must be registered through the current Lake Cliffe approved parking program (e.g.. "Parking Boss" at www.lakecliffe.parkingattendant.com). Each unit is allowed to have two vehicles parked onsite; additional vehicles must park off the Premises. Guests must register vehicles with Lake Cliffe property management. Unregistered vehicles will be warned and then be subject to booting or towing at homeowner expense. Lake Cliffe HOA and property management are not responsible for damage during booting or towing.

D. Restricted Vehicles: The following types of vehicles are restricted on the Premises; trucks with attached equipment; trucks with equipment or materials routinely stored in an open bed and commercial vehicles, Owners (or their contractors) may park restricted vehicles on the Premises only on an occasional temporary basis with the prior approval of the Property Manager. Tenants and Guests may not park restricted vehicles on the Premises. Notwithstanding the foregoing, vehicles used by emergency response personnel may be parked on the Premises in accordance with state law.

E. Vehicles may not be used for overnight accommodation on the Premises.

Trailers: Owners may park recreational trailers (such as boats, campers, ATVs) in the trailer storage lot from May 1 to November 1. All trailers must display the Owner's name and unit. No other trailer parking is permitted. The Property Manager may authorize occasional temporary exceptions.

F. Vehicles and trailers without current registration, inoperative vehicles, and vehicles with hazardous materials may not be parked on the Premises at any time.

G. Homeowners, tenants and guests are reminded of the Colorado "Puffer" Law - 42-4-1206, which states that no vehicle shall be left unattended while idling. (To view full law go to <http://enginesoff.com/pdfs/Colorado-42-4-1206.pdf>). Please be considerate, responsible and aware that the pollutants emitted can and do permeate the nearby condominium units.

H. No mechanical work on vehicles is permitted on the Premises except for emergency repairs.

I. Owners may be billed for cleanup or repair of damage to the Premises caused by vehicles belonging to the Owner, Tenant, or Guest. This includes damage from leaking oil, antifreeze, and transmission fluid.

J. Vehicles not parked in accordance with these rules may be booted or towed, at the expense of the vehicle Owner.

4. Clubhouse

A. The Clubhouse and Pool may be used only by Owners, Guests, and Tenants.

The Property Manager or other official designated by the Board may eject persons who do not comply with all applicable rules, or those acting irresponsibly or in an unsafe manner.

B. The Meeting Room in the Clubhouse is available only to Owners, by prior reservation with the Property Manager, and with additional conditions.

C. Children under the age of 16 shall be accompanied by a person 21 or older, or, with parental consent, a youth of age 16 or over.

D. Clubhouse hours will be posted at the entrance; the hours are generally 10:00 AM to 10:00 PM. The access combination is changed periodically and posted in the units.

E. Pets are not permitted in the Clubhouse. Smoking is not allowed. Food, and glass containers, are not permitted in the Pool or Locker Rooms. Babies in diapers are not allowed in the Pool. Additional health and safety regulations are posted in the Pool area.

F. The Association and its management assume no responsibility for accidents or injury in connection with use of the Clubhouse, swimming pool, or hot tubs.

5. Fire Safety

A. Flammable liquids and gases (including gasoline and paint thinner) may not be stored or used on the Premises, except for a propane tank for use with a grill.

B. Artificial logs and liquid fire starters may not be used in fireplaces.

C. Charcoal grills may not be used on balconies or patios.

D. Fireplaces shall not be left unattended while burning. Dampers shall be closed when fireplaces are not in use.

E. Self-cleaning ovens shall not be left unattended while operating.

F. Fire pits and patio heaters and any open flame device may not be used on balconies or patios in accordance with the 2015 International Fire Code. There is no grandfathering of this rule. 110 volt Electric heaters may be used as long as they are attached to a Ground Fault Interrupter outlet.

G. Fireworks Due to high fire danger and the proximity of trees there is a 100% ban on fireworks.

6. Pets

A. Only pets of Owners are allowed on the Premises. Tenants and Guests may not have pets on the Premises unless they are service animals. Service animals must be registered through Homeowner or Rental Agent.

B. Pets may not be left unattended for long periods in a unit or on a balcony or patio.

C. Pets must be carried or on a leash at all times when outside units.

D. Owners shall promptly remove all waste from their pets in all Common Areas.

E. Owners must ensure that at all times pets are not a disturbance, hazard, or nuisance to other Occupants. [Note: Owners should be aware of Dillon municipal restrictions on the number of animals that may be kept on any single property in town. See Dillon Municipal Code, Article VI, Sec. 7-6-70, available at

https://www.municode.com/library/co/dillon/codes/municipal_code?nodeId=DIMUCO_CH7HESAAAN_ART

7. Use of a Unit

A. For the protection of building plumbing, grease, bones, and fibrous material must be discarded in the trash, and not put in the kitchen disposal.

B. Open balconies and patios must be kept neat and orderly in appearance. Items such as towels and clothing may not be hung from the railings. Items allowed on patios and balconies are patio furniture, firewood, gas grills, and bicycles and plants. Trash, tools, indoor furniture, and construction material may not be stored on patios or balconies, except that units being remodeled may temporarily store such items on the patio or balcony.

C. Mops, brooms, rugs, etc. shall not be shaken from balconies or windows, nor shall anything be swept or thrown from balconies.

D. Do not leave trash in units, or on stairways or walkways. All trash must be placed in the dumpsters provided. Large appliances and furniture, or other items that are not to be placed in a dumpster, must be removed from the Premises at the Occupant's cost. Recycling containers are provided. Please observe the guidelines posted at the recycling container.

E. Any equipment or utility malfunction that may damage the building or other units must be reported to the Property Manager immediately.

F. Commercial advertising and signs, including "For Sale" or "For Rent" signs, shall not be posted on the Premises, except for temporary "Open House" signs used to sell a unit. Political advertising and flags may be displayed only in accordance with applicable state law.

G. Large item disposal. Garbage dumpsters may not be used for any large items (furniture, appliances, etc).

8. Bedbugs

A. If bedbugs are suspected on the premises, Owners and Occupants are forbidden from attempting to eliminate the pests through fumigation or other means prior to following the additional procedures listed in the Board Policy on "Bedbug Detection and Extermination."

B. Upon suspicion of the presence of bedbugs in a unit, the Owner or Occupant shall immediately notify the Lake Cliffe Property Manager and, if applicable, the Owner and rental management company. The Owner shall follow the procedures set forth in the Board Policy on "Bedbug Detection and Extermination" and as directed by the Lake Cliffe Property Manager.

9. Miscellaneous

A. No offensive, annoying, harmful, unsafe, or illegal activity shall be conducted on the Premises.

B. Activities that may be illegal, including the use of illegal drugs, are prohibited, and may be reported to the Dillon Police Department.

C. Medical or recreational marijuana shall not be smoked or consumed in common areas, including without limitation the parking lots, clubhouse and deck, stairwells and common balconies, and lawns.

D. Owners are responsible for the behavior of their Tenants and Guests.

E. The Association and Management assume no liability for loss or injury incurred by any Occupant while on the Premises.

F. Use of Drones Drones are not allowed to be flown on Lake Cliffe properties by any persons other than our Lake Cliffe management staff. The Lake Cliffe management staff may use a drone to monitor the condition of the buildings and grounds at any time of the year.

10. Rental of Units Owners may lease or rent their units, subject to the provisions of the Board Policy regarding the rental of units. Contact the Property Manager

11. **Rules Enforcement House Rules** are enforced by the Property Manager; possible violations should be reported to the Manager. If the Property Manager finds a rule violation has occurred, a verbal and/or written warning shall be issued to the Owner (and Tenant or Occupant, as appropriate). If a violation is repeated or not corrected after a warning, the Owner may be fined. The Board shall approve all fines and review all rule disputes in accordance with the Board Policy on Enforcement of Declarations, Bylaws, Rules, and Board Policies.

