

RULES AND REGULATIONS

2017

The following are Rules and Regulations, pertaining to the conduct of persons and the use of the common elements within Mountain Country Condominiums at Lake Dillon Property have been duly adopted by the Executive Board of Mountain Country Condominiums at Lake Dillon Association, pursuant to the Declaration and Bylaws therefore. All words and phrases defined in the Declaration and Bylaws shall have the same meaning when used herein.

All Unit Owners shall obtain, read and become familiar with the Declaration, the Bylaws, and the Articles of Incorporation, and the Rules and Regulations.

- a. All Unit Owners shall apply to the Executive Board for approval of any alterations to any Units.
- b. Common sidewalks, driveways, entrances, passageways, utilities, shall not be obstructed or used by any Owners for any other purpose than intended.
- c. Except as otherwise approved by the Executive Board or as permitted by the Declaration, no Unit owners, resident, or lessee of a unit shall install exterior wiring for any purpose, nor shall any television or radio antennae, satellite dishes, machines or air conditioning units be installed on the exterior of the properties or protrude through the walls or the roof of any Unit.
- d. Unit Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises and offensive odors, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb owners, tenants or occupants of other units.
 - **Quiet Hours are 9:00pm – 8:00am.** No talking loudly in the stairwell during quiet hours.
 - Loitering, loud voices, running, playing and riding wheeled vehicles are prohibited on stairs.
- e. Decks and patios, if any, shall be used only for the purposes intended and shall not be used for hanging garments or other articles or for cleaning rugs, household articles or other items. No rugs or other materials shall be dusted from windows, courts, decks, or patios. Do not throw items (including but not limited to cans, cigarette butts, fluids or solid objects) from balcony.
 - No animal or seed type bird feeders are to be on the balconies of the condo units or its adjacent commons. A liquid-type hummingbird feeder

may be hung in the balcony area only; provided any such item does not overhang in the balcony area below. No animal or seed-type feeders or feeding is permitted in any common area trees.

- f. Unit Owners and occupants shall make sure that all trash is put in the proper receptacles. No trash is ever to be left on the ground.
- g. Working on vehicles is not permitted except in emergency situations.
- h. Only gas grills are permitted. They must be 12 inches from nearest wood.
- i. Hot tubs are not permitted.
- j. There are only FOUR (4) parking spots in the back lot for trailers. First come/ first serve. A Unit may only take ONE (1) spot.
- k. Parking: Two parking spaces are provided for each unit in the garage areas except for Units B101, B102, B103, and B104. Parking for these units is provided in front across main driveway and at the side B Building. No parking is permitted parallel to and immediately in front of B building. Please be sure that you are parking in the proper space.
 - Long term rental units may park *no more than two* cars overnight and they must be parked in their designated spaces. This also applies to guests/ visitors.
 - Vehicles: Vehicles must not be started and left running in garage spaces as fumes are pulled into the units through the vents projecting into the garage. This is quite hazardous to the occupants of the affected units.
 - There shall be no storing of vehicles on the premises, except those that are registered to a condo owner. Each such vehicle must be drivable, have current tags and registration. Abandoned, unlicensed, or inoperable vehicles are not permitted to be parking in the unit or guest parking spaces. Any such vehicles unable to drive under its own power for a 72-hour limit will be towed at the owner's expense.
- l. No exterior window coverings of any kind are permitted and only appropriate permanent window coverings may be used on the interior; no temporary coverings such as newspapers, towels, sheets, blankets, etc. may be used.
- m. All Owners shall maintain strict control of and over any cat, dog or other animal owned by such Owner at all times, and shall be responsible for all damage done by such animal. Any damage to the common elements caused by a Unit Owner's animal shall be repaired at the expense of that Unit Owner. No pets may be kept on the premises that are not owned by a Unit Owner. Lessees, renters and any

other occupants other than Unit Owners are not permitted to keep pets on the properties. Unit Owners shall be responsible for keeping their pets quiet at all times. No pets may be left on decks or patios when an owner is not home.

- n. No sweepings, trash, rubbish, rags, papers, ashes, or other substances shall be deposited in the sanitary sewer system from any Unit, which may tend to impede the flow of liquid through such system.
- o. Personal sporting equipment.
Any personal sporting equipment hung in the carport must be contained within the owner's lane and must be approved by the Board.
- p. Any damage to the common elements or common personal property caused by an Owner, a member of his family, guests, customers, or invitees shall be repaired at the expense of that Unit Owner.
- q. The moving of furniture and fixtures in and out of Units and the maintenance and repairs to any Unit shall be accomplished only between the hours of **9:00AM to 5:00PM** or in accordance with the then current Association Rules and Regulations. **Remodel hours for contractors are 9:00AM to 5:00PM.**
 - Converting floor surfaces that were originally carpeted to tile or hardwood flooring in units on the second floor or above is **not permitted**.
- r. All electrical or plumbing work done inside a unit for installing washer/dryers or any other purpose shall only be done by licensed electricians and plumbers only. Rubber hoses on washers permanently attached **must** be changed to stainless steel flex hoses. This applies to all prior installs as well. Owner is responsible for any water damage that occurs.
- s. Fireplace inspections will be done annually and paid for by the HOA. Required repairs must be done by the Unit Owner.
 - Fireplaces: Before lighting a fire, BE *CERTAIN* the damper is open via pulling the damper rod toward you.
 - The use of flammable liquids to start fireplaces is forbidden, as is the storage of flammable materials.
 - Fireplaces shall be attended to at all times when in use. Fires must be completely extinguished before leaving the unit. Ashes are to be placed in a unit ash can, covered and disposed of at the trash enclosure. **DO NOT LEAVE ASHES ON COMMON AREAS OR BALCONIES.**
- t. Laundry: Coin operated washers and dryers are provided in each building in the garage areas. Please obtain pass code to laundry room from owner of unit. Please be sure that the door is closed when leaving the laundry room.

- u. **Rentals:** Owners are responsible for the actions of their renters and tenants regardless if they have a Rental Agent or if they rent their unit privately.
 - All owners are to provide to their short term nightly lodging tenants as well as the long term tenants a set of *rules & regulations* each and every time a new tenant arrives.

Procedure and Enforcement

The Association for enforcement of the Declarations and the Rules and Regulations shall implement reasonable procedures, including notice of alleged violations and opportunity to be heard. All fees, fines and charges imposed by the Association and all costs incurred by the Association in enforcement of the Declarations and the Rules and Regulations, including, but not limited to, the cost of any corrective actions and collection proceedings shall constitute enforceable assessments against Unit Owners pursuant to the provisions of the Declaration and Bylaws. For each day any violation continues after notice, it shall be considered a separate violation. The Association shall have the authority to take any remedial action it deems appropriate in the event of a violation of these Rules and Regulations, the Bylaws, the Declaration or the Articles of Incorporation (the "Documents").

No failure by the Association to insist upon the strict performance of any term or provision contained in the Documents shall constitute a waiver of any such term or provision unless the Association makes such waiver in writing. Any waiver or indulgence of a breach of a term or provision of the Rules and Regulations shall not prevent a subsequent act, which would have originally constituted a violation under the Documents, from having all of the force and effect of a violation or prevent the Association from exercising all of its rights and remedial actions. Fines for various violations will be assessed and paid in according to the following schedule. Each day an offense continues it will be considered a separate violation.

1 st Offense -	Written warning
2 nd Offense -	\$50.00
3 rd Offense -	\$75.00
4 th Offense -	\$200.00
5 th Offense and each subsequent offense -	\$200.00

Penalties for Assessments Not Paid on Time

All Assessments, dues and other payments not received by the 10th day after they are due will be subject to a late fee of \$10.00. If not received by the 10th of the month following the month in which they were due another \$10.00 late fee is due. For example, if on the 11th of February neither the January dues or the February dues have been received, the late fee due will be \$30.00; \$20.00 for January dues and \$10.00 for the February dues. Any uncollected dues after 90 days may be pursued in small claims court with all costs charged to the homeowner who is in arrears. The Association also reserves the right to file a lien against a Unit Owners Unit for any and all dues and other payments owed to the Association.

All fines will be credited to the Association Operating account.

The Rules and Regulations are subject to amendment and to the promulgation of further regulations from time to time at the discretion of the Executive Board.