

FROSTFIRE CONDOMINIUM ASSOCIATION

HOUSE RULES FOR ALL OWNERS, GUESTS AND TENANTS

Under the BY-LAWS of the Frostfire Condominium Association, the Board of Managers is empowered to ESTABLISH AND ENFORCE such reasonable HOUSE RULES as may be necessary for the use and occupancy of the Condominium project.

The Board requests cooperation of all owners, guests and tenants in making Frostfire a pleasant place to live in or spend your vacation.

- No Recreational or Oversized Vehicles, to include but not limited to, RV's, trailers, boats, boat trailers, campers, large work vehicles, snowmobiles and snowmobile trailers, and construction equipment may be parked in the parking lot without prior written approval by the Board of Directors or Summit Resort Group. The owner of such a Vehicle must obtain a parking tag from the SRG office in Dillon, fill out the tag, stating owner's name, unit number and dates of stay, and display the tag on the Vehicle (or detached trailer) while in the parking lot. Parking of non-passenger vehicles is limited to three weeks, per year, per unit. Vehicles must be parked in designated spaces only. These are the three spaces adjacent to the Water Department Building or, if full, available spaces that are directly across the parking lot from these designated spaces. No parking is allowed at the Water Department Building at any time. Any Vehicle or detached trailer must fit into a parking space. If the vehicle consists of a passenger vehicle plus trailer, and does not fit into one parking space, then the trailer must be detached from the passenger vehicle while parking in the lot overnight or longer. If more than one parking space is occupied by an owner, guest or tenant, then that number of spaces counts toward the maximum of three spaces allowed at one time per unit. It is requested that all guests and owners understand that we have limited parking spots and each of us needs to be respectful of other people's needs. Any deviation from these parking rules must be granted in the prior approval process described above.
- **NOISE LEVELS** - All owners/guests/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" early after a long day of work, skiing or other outdoor exercise.
- Please do not to play loud music, talk loudly, or make noise in the parking lot during quiet hours (10:00 pm to 8:00 am).
- Quiet time for all units is designated from 10:00 pm to 8:00 am.
- Loitering, loud voices, running, playing and riding wheeled vehicles are prohibited in interior common areas.
- Loud, abusive, drunken behavior will not be tolerated.
- Use of illegal substances is prohibited on Frostfire property.
- The manager will advise the individual owner/guest of noise complaints, such as loud TV, music, or excessive partying during quiet hours. Keep unit doors closed to contain noise as much as possible.

- Only gas or electric grills may be used on the decks in the Frostfire complex. Propane grills must be attended at all times when in use. The use of charcoal grills is restricted to the two permanently installed grills on the grounds. Fireworks are never allowed.
- The use of outdoor power outlets for charging electric vehicles, or other individual owner or guest items, is prohibited.
- **TENANTS AT FROSTFIRE ARE NOT ALLOWED TO HAVE PETS.** Owners are allowed to bring pets with them during their stay at Frostfire providing the pet does not create a nuisance. Owners are defined as: "Owner" of record on the property deed filed with the association. Relatives, guests, tenants and guests of tenants are not allowed to bring pets to Frostfire.
- Pet owners are required to clean up after their pets in all common areas, inside and outside. Pet owners will be charged for repairs of any damage caused by pets.
- **Consistent with Summit County Ordinance, owners who have animals in the common areas must have them under control at all times.**
- Pets may not be chained and/or left unattended in common areas.
- Noise and disturbance caused by pets will not be tolerated.
- Hot tubs are restricted to Frostfire guest and owner use only. Hot tub hours are from 10 am – 10 pm. No food, glass or smoking allowed in the hot tub area. Please replace hot tub cover after each use.

Additional suggestions/requirements for owners of units:

- Please turn off water to the unit if there is going to be an extended vacancy. This may prevent a significant water related issue.
- All units must have stainless steel hoses on the unit's washing machine.
- All units must keep their hot water heaters in good repair. All original heaters should have already been replaced.
- Wood burning fireplaces and ashes need to be watched closely as to prevent fire damage to the unit and complex.
- If there is a need to report a violation of the above rules, call Katie Kuhn at 970-468-9137. Katie is the Frostfire manager and has authority to enforce the rules of the Frostfire Condominium Association.
- **All emergencies: CALL 911.**
- **In case of fire, pull fire alarm and note there are fire extinguishers in the hallways that may be of immediate use.**

These House rules have been provided to all unit owners, with the expectation that the owners, guests and tenants abide by them to make the Frostfire condos a great place to stay. All Owners are responsible for the actions of their tenants, guests and themselves. The Board hopes that the owners will self manage their units, but in the event that there is a consistent disregard for the rules and common courtesy for the other occupants, a more severe action will be taken up by the Board. We hope we will not have to implement additional consequences.

Rev. July 2019