

## **THE TOWERS AT LAKEPOINT RULES AND REGULATIONS**

*ALL OWNERS AND NON-OWNER OCCUPANTS, GUESTS, RENTERS, AND EMPLOYEES  
SHALL COMPLY WITH THESE RULES AND REGULATIONS.*

### **EMERGENCIES AND PROPERTY MANAGEMENT.**

- *IN CASE OF MEDICAL, FIRE, OR OTHER EMERGENCIES, CALL 911.*
- Non-emergency calls, such as transients or dangerous animals at large, please call the Frisco Police Department at 970-668-8600.
- Property management emergencies, call Summit HOA Services at (888) 585-7462 press 1
- General property questions, contact Dennis at 970-485-4435 or DennisM@SummitHOAServices.com.
- HOA management questions and basic administrative questions, contact Cathy (888) 585-7462 ext 0, Cathy@SummitHOAServices.com

Property management emergencies generally consist of leaking pipes, no hot water, or no heat. If your call is a property management emergency, make sure that you relay that you need immediate assistance.

**QUIET TIME/NOISE COURTESY.** Quiet time is 10:00 PM to 8:00 AM. Please be courteous of others and keep noise levels to a minimum during these designated hours. No loud and obnoxious behavior is allowed. Loud and obnoxious is herein defined as noise level or obnoxious behavior, which is offensive to any other party.

**SMOKING.** Smoking or vaping *of any substance* is not allowed on any Common Element areas of The Towers, including but not limited to lobby areas, meeting room, hallways, elevators, exterior balconies or walkways, hot tub, parking lots and driveways. Smoking waste, including cigarette butts, cigar butts, etc., shall not be discarded on any Common Element areas of The Towers.

**PARKING.** Vehicles shall be parked only within the designated parking areas as identified by the painted parking stripes. Oversized vehicles, such as large trucks [over 20 feet in length], boats, motorhomes, and trailers are not allowed in the parking lot except for unloading. All traffic flow markings and signs regulating traffic or parking on the project shall be strictly observed.

In the following circumstances parking at the Towers may result in a vehicle being towed at the vehicle owner's expense:

- Blocking another vehicle;
- Blocking the dumpster;
- Blocking the lobby entrance;
- Parking in a designated parking space in front of a garage dedicated to a specific Towers Unit number without being the owner, guest or tenant of that Unit;
- Parking in a designated fire lane (any area outside of painted parking spots) or blocking access to a fire hydrant.
- Parking outside of paved parking areas.
- Parking in a handicap-accessible space without a permit.

**HOT TUB.** Hot tub rules and hours are posted in the hot tub area. All persons using the hot tub are responsible for understanding and complying with posted rules.

**BARBEQUE GRILL:** The grill is for the use of all Towers owners and guests. Unit key is required to access the natural gas valve. Clean up the grill and lock the natural gas access door when finished.

**GRILLS/FIRES** No natural gas, propane, electric or charcoal grills may be used on any private Towers deck. Local housing units are allowed to use only propane grills on their decks; no food smoking or grilling with wood chips is allowed.

**PETS.** Owners are allowed two [2] household pets per Unit. Guests of family members staying 2 weeks or less are allowed to have one [1] pet on the property; however, only three [3] pets per unit are allowed at one time. *Tenants are not allowed to have pets in residence.* The pet relief area is located near the dumpster in the rear of the building. All pets, without exception, must be leashed.

**SNOWPLOWING/SHOVELING.** All vehicles parked in an exterior parking space should be moved by 7:00 AM to allow for snow plowing. If vehicles are parked outside during snow removal, snow may remain around the vehicle and will not be removed. During the process of snow shoveling, please avoid areas that have not been shoveled such as the exterior stairwells. Main entrances are usually shoveled first and should be used accordingly.

## **THE TOWERS AT LAKEPOINT RULES AND REGULATIONS**

**TRASH.** The dumpster is located in the rear parking lot in the enclosed building. All trash should be placed in the dumpster, and the doors should be closed properly upon leaving the enclosure. Dumpster disposal of over-sized items, electronics, toxins and other trash that requires special processing at the landfill is not allowed; please make arrangements with Property Management personnel if you need to dispose of such items. Owners will incur all charges related to those disposals. Receptacles in the lobby area are for walk-in/out guests only i.e., not for the bagged trash or pet refuse. All persons, including housekeepers, shall keep trash in their possession at all times and shall not drop trash or any other item from balconies. All garbage shall be kept from public view and disposed of with reasonable promptness.

**DAMAGE TO COMMON ELEMENTS.** Any damage to the Common Elements or common personal property caused by the Owner, guest, tenant, or invitee of a Condominium Unit Owner shall be repaired at the expense of said Owner.

**MEETING ROOM.** The meeting room on the first floor may be available to owners for special events upon request and approval by the Executive Board and Property Management Company. Please note that this room does not have any water for service or clean up. Owners are responsible for all clean-up, including trash removal, floors, etc. If clean-up is not adequate, the owner will be charged for janitorial services based on actual costs. Requests for use of the meeting room should be emailed to: Aly@summitHOAservices.com and DennisM@summitHOAservices.com.

**ACCESS.** Common sidewalks, driveways, entrances, and passageways shall not be obstructed or used for any other purpose than ingress and egress. Personal property or pets shall not be left or stored on the General Common Elements.

**SIGNAGE.** No signs, billboards, poster boards, or advertising structure of any kind, including but not limited to "For Sale", "For Rent", or similar signs real estate signs, shall be erected or maintained for any purpose whatsoever except such signs as have been approved by the Executive Board of the Association pursuant to its regulations.

**STORAGE.** The Association assumes no liability and shall not be liable for any loss or damage to articles left or stored in any Condominium unit or Common Element.

**ENFORCEMENT OF RULES AND REGULATIONS.** The major policies, rules, and regulations are adopted by the Executive Board of the Towers at Lakepoint Association, pursuant to the authority granted in Declaration of Covenants, Conditions and Restrictions, the Articles of Incorporation, and the Bylaws, which are in force. The Executive Board may amend these rules and Regulations at any time.

The Executive Board adopts the schedule of charges as set forth below for violation of these Rules and Regulations, the Bylaws, or the Declarations. All fees, charges and penalties imposed by the Board and costs and attorney's fees incurred by the Association in enforcing the Rules and Regulations shall be considered assessments enforceable against Condominium Units and unit Owners pursuant to these Rules and Regulations, the Bylaws and Declaration of Covenants, Conditions, Restrictions, and Easements for the Towers at Lakepoint. Each day that a violation continues shall be considered a separate violation.

***Violations of the hot tub rules of use, unauthorized access, and disruptive activity*** will be fined at the following rates.

First Offense: \$100

Second Offense: \$400

Third Offense: Banned Access

All other violations will be addressed as follows:

First Offense Written Warning

Second Offense \$ 25.00 Assessment

Third Offense \$100.00 Assessment

The Executive Board 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, or the Declaration including assessment of charges and penalties, the filing of a lien, filing of an action for injunction or money judgments, or filing of a suit for unlawful detainee. The Property Management Representatives shall have the authority to enforce all rules and regulations and submit written warnings, including fines for any defiance by Owners, tenants, or guests as agreed by the Board of Directors.