Lagoon Town Homes Condominium Association

2019 Welcome Packet

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Welcome & Introduction

Welcome to Summit County and our Lagoon Town Home Condominium Association. We hope that you will enjoy the Lagoon community as much as we all do.

This packet of information will help orient you to the Lagoon property, the various types/groups of Units at Lagoon, and the various amenities and features that are here for your enjoyment.

Website

Summit Resort Group is the property management company for Lagoon Townhomes.

Website: www.srghoa.com – password: **LAGTH19**

The master phone number is 970-468-9137.

The website is continually updated with announcements and policies, such as

1. HOA Documents: Articles of Incorporation, Declarations, Bylaws, House Rules

2. Meeting Minutes and Notices

3. Financials – Reports and Budgets

4. Policies and Procedures
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5. Insurance Information

Please review the Notices on this site regularly to ensure you stay fully informed. The Primary Responsibility for Communications rest with the Unit Owners.

Board of Directors & Lagoon Operations

The Lagoon Board is composed of up to 6 Directors which are elected by the unit owners for 3-year tenures. The current Board members/Officers are as follows:

Updated August 2019

BOARD MEMBER	OFFICE	1ST ELECTED	TERM END DATE
Patrick Tully	President	June 2017	Annual Meeting 2020
Dan Robertson	Vice President	August 2019	Annual Meeting 2022
Marie O'Rahilly	Treasurer	June 2017	Annual Meeting 2020
Jacque Carbone	Secretary	August 2019	Annual Meeting 2022
David O'Sadnick	Director	June 2018	Annual Meeting 2021
Vacant Position	Director		

Note: Board Member contact information can be found at www.srghoa.com. There is a link: Lagoon Townhomes Board of Directors 2019-20. The password for the secured document is: **LAGTH19**.

Board Meetings: are generally held every other month in the Lagoon Board Room in the Amenities complex. Dates and times vary for each meeting. Please check the website or the bulletin board by the swimming pool entrance, for the exact dates and times.

These are open meetings and Owners are encouraged to attend and contribute to the operation of the Association.

Property Management Company: Lagoon Town Homes Condominium Association has an agreement with Summit Resort Group Property Management for Community Management Services.

Summit Resort Group
350 Lake Dillon Drive
PO BOX 2950
Dillon, CO 80435

Office Hours:
Monday - Friday: 8AM – 5PM
Saturday: 9AM – 5PM
Sunday: 10AM – 4PM

Office: 970-468-9137
Fax: 970-468-2556
After-Hours (EMERGENCY ONLY) Phone: 970-470-5252

Kevin Lovett
President
970-468-9137
klovett@srgsummit.com

Kelly Schneweis
Property Administrator
970-468-9137
kschneweis@srgsummit.com

Mark Conley
Property Manager
970-468-9137
Lagoon.management@srgsummit.com

The Lagoon Complex

Unit Designation:

The Lagoon Complex is currently composed of 175 units built in phases over a 20+ year period. The complex also includes various amenity buildings and facilities.

The Units are divided into 4 groups (departments) based on their characteristics and the way in which their utilities are aggregated. Some units have central heating systems and have their heating costs rolled into their dues. Other units pay their own utilities. A breakdown of the four categories and what their individual dues cover is provided at Attachment A.

Amenities (see photos at Attachment B) include:

- A large heated Indoor Pool, with shower facilities and two hot tubs
- A Common Room that includes a kitchen and dining area
- A Board Meeting Room and HOA Office (requires special key access)
- An Indoor Exercise Room (located in the Amenities building, requires signed release form for access) (6am-9pm)
- An Outdoor Tennis Court
- A private Fishing Lagoon (stocked annually)

Map

The map of the Lagoon Complex is provided at Attachment C. This map shows the individual Unit numbers and the location of the amenities buildings and facilities. An aerial view of the Lagoon Complex is provided at Attachment D.

Lagoon Operations and Management

Lagoon is operated and maintained by the volunteer Board and a staff from Summit Resort Group Property Management. Information about the board members and Summit Resort Group staff is described in the previous section.

Summit Resort Group Office has a 24/7 phone number that handles daytime and after-hours calls at 970-468-9137. That service should be your primary point of contact for any operational or maintenance issues, including emergency response for frozen pipes, wind damage, electrical problems, etc. Please also be aware that during potential freezing weather and under some other conditions, the HOA governing documents provide the Board and the Staff the right to enter Units for necessary inspections with Owner consent being deemed to have been already formally given.

Summit Resort Group provides all bookkeeping and accounting services to the Association and the Owners.

Lagoon has a dedicated property manager, employed by Summit Resort Group. All maintenance related questions should be directed to 970-468-9137.

Security Systems

Special security systems were installed at Lagoon to help increase on-site security and to decrease vandalism of our buildings and facilities.

KEYS

All Units are accessed by individual conventional keys that are keyed to special master codes used by Lagoon. Individual unit owners cannot re-key their units unless the new keys are compatible with the Lagoon master key system. Joe's Lock & Key, Blue River Lock and Security, and Mathias can perform this service.

Building 749 occupants are issued electronic keys (in the shape of a key fob) to allow them access to Building 749 (front doors or the garage). Replacement key fobs can be obtained through the Lagoon Office for a fee of $50/each.

The Pool area is accessible between the hours of **9:00 AM and 10:00 PM**, seven days a week. The Exercise Room is available from 6am-10pm, seven days a week. Access is via an electronic keycard/fob system. Each Lagoon Unit is issued two keycards or fobs that are coded to access the pool and game areas. Each card is uniquely tied to a specific Unit. If a card is lost, it can be replaced by the Lagoon Office for a replacement fee of $50/each. **No Unit will have more than two active amenities cards at any time.**

In order to reduce vandalism and to ensure that those defacing our facilities or trespassing on Lagoon amenities are identified and properly prosecuted, wireless security camera's have been positioned in various locations such as the pool building, the staff equipment areas and parking areas. The video inputs are recorded on a 24-hour basis and can be electronically recalled.

When using Lagoon Amenities, please help us ensure that unauthorized people do not use these facilities. Do not allow individuals without the proper electronic keycards to enter our amenities buildings (i.e. don't open the door for them without identification).

If you view any vandalism, or if you see an after-hours disturbance, or you believe that a security hazard exists, immediately call the Frisco Police Department at: 970-668-3579, **and then notify Summit Resort Group at 970-468-9137.**

Each Keycard (a credit card sized white card) has a chip embedded in it that is read by the small scanning window on the door lock stations. DO NOT use the tip or end of the Cards as the chip will not read. DO USE the center of the Card against the scan window. If the card does not open the door you can flip the card over and try the other side. If the card does not operate the lock, it could be because you are outside the normal operating hours.

Each Key Ring Fob (a grey plastic piece the size of a small peanut) has a chip embedded in the tip that can be read by the small scanning window on the door lock stations. Touch the tip to the scanning window for a few seconds. If the lock does not operate, move the tip around the window. If the card does not operate the lock, it could be because you are outside the normal operating hours.

Building 749 door keys/fobs will work 24/7 to enter Bldg 749. However, please remember that there are only two Keycards/Fobs per any Lagoon unit that will operate the Amenities Building locks. All 749 keys are not Amenities keys.

Lagoon Rules and Policies

The Lagoon Unit Owners expect to enjoy their home and their investment. Lagoon functions under a set of clear and regularly enforced Rules. Each owner is responsible to ensure that all family members, guests, renters, tenants, rental agencies and cleaning/repair personnel are aware of all rules and regulations and policies of Lagoon Townhome Association, Inc. Violations of the rules are documented and could be enforceable with fines as needed.

Rules and Regulations
Rules and Regulations were last updated October 2017 and are located on Attachment 1 of this document. The Rules and Regulations can also be found on the website, www.srghoa.com (under Rules & Regulations)

Parking Policy:
Parking Policy was last updated March 2019 and are located on Attachment 2 of this document. The Parking Policy can also be found on the website, www.srghoa.com (under Parking Policy)

Attachments 1 and 2 are the Rules & Regulations and the Parking Policy. There are other important policies and resolutions that owners should be familiar with. Please review these and the additional policies on the website.

Please visit www.srghoa.com for important Lagoon Townhomes Policies. Password: **LAGTH19**

Unit Insurance

Please read the Insurance Guidelines Policy on the website: www.srghoa.com

The Lagoon Town homes Homeowners Association purchases property and liability insurance through its insurance agent. This insurance pays for repairs to rebuild the complex if it is damaged or destroyed because of an insured peril. This insurance also protects the owners through liability coverage of the common areas. It is more important to understand what this insurance does not cover, rather than what it does cover.

1. There is no insurance coverage for the personal property of owners or renters. The Association's coverage is limited to common fixtures, improvements and alterations. Individual unit furnaces, hot water heaters, and other appliances are owner responsibility.

2. There is no bodily injury or property damage liability coverage for accidents inside the Units or for certain accidents inside the Units that damage the personal property of others. For example, if a television set in your Unit is plugged into an overloaded circuit and starts a fire, and this fire damages the contents of your neighbors Unit, you would have responsibility. The Association's insurance will cover damage to the basic building, but it will not cover damage to your neighbor's personal property.

3. There is no loss-of-rent or loss-of-income coverage in the Association's insurance.

4. The Association's insurance has a $10,000 deductible. There are many circumstances where the first $10,000 of repair expense to the building is the responsibility of the owner. A typical example would be if a plumbing item in your unit, furnace, or other appliance failed and damaged your unit or an adjacent unit.

This information is not legal advice; Owners should contact their insurance agents to verify their exact insurance needs. All Owners should have an HO-6 Policy!

HOA Billing

You can pay your monthly HOA dues bill in several ways:

1. Mail check to:

    Lagoon Townhomes c/o Summit Resort Group
    PO Box 2590
    Dillon, CO 80435

2. Set up electronic ACH (automatic debits) with Summit Resort Group.

    Please fill out (attachment F) – and email to kbland@srgsummit.com
    or mail to:
    Summit Resort Group
    PO Box 2590
    Dillon, CO 80435

Cable, Internet Service and Thermostats

In February 2019 Lagoon began a bulk contract with Comcast for basic cable and internet services paid by the HOA for the entire complex. The phone number for our Comcast bulk service is 855-307-4896.

Thermostat

All units are required to have a WIFI enabled thermostat that are equipped to send email notifications to multiple email addresses.

Please be sure to reprogram your thermostat warning service to send alerts to lagoon.management@srgsummit.com

Please note that your thermostat should have a manual stating steps to change your alert notification contacts (quite likely, you can find your particular thermostat model alert notification contact changing instructions online). For those that have the Honeywell model, following are instructions:

Changing Alert Email on Honeywell Thermostat

1. Log on to mytotalconnectcomfort.com
2. Log in using your email address and your password
3. Click on “Settings” button for your thermostat
4. Under “Notification Contacts”, change email address(es) as desired
5. Go down and click on “Submit” button

To test the contact by sending a low temperature alarm:

1. Click on “View Thermostat”
2. Click on “Menu”
3. Change “Notify me when the temperature on the thermostat is lower than” to 80 degrees and “Immediately”
4. Go down and click on “Submit” button
5. Wait a few minutes until you receive an email warning of a low temperature
6. Change “Notify me when the temperature on the thermostat is lower than” back to original settings, typically 50 degrees for 30 minutes.
7. Go down and click on “Submit” button
8. Click on “Sign Out” when done

Other brands of thermostats have different, but similar procedures.

Important Contact Information

(Print and Post in your Unit)

The following information is provided for your convenience. The Lagoon HOA and the Board take no responsibility of the accuracy of the information as it is updated from time to time by the sponsors. Listing here does not imply the endorsement of any of the vendors listed.

A. Emergency Contact Numbers (Maintenance or Building Security Issues)

In the event of an emergency related to your unit, please call the following

Summit Resort Group at 970-468-9137

If you are not the Unit Owner (i.e. a guest or renter), please call the Owner as well

B. Government Law Enforcement Offices (To Report Accidents, Disturbances, or Security Issues):

1. Frisco Police Department: 970-668-3579
2. Summit County Sheriff's Office: 970-453-2232
3. Colorado State Patrol: 970-824-6501

C. CDOT Road Conditions: 303-639-1111 and 511 or www.cotrip.org

D. Local Contractors (For individual owner maintenance, repair, remodeling):

1. Locks/Keys:
   i. Joes Lock and Key (970) 389-5397
2. Plumbing:
   i. Breckenridge Mechanical: (970) 453-1950
   ii. Premier Plumbing: (970) 513-9257
3. Fireplace Maintenance:
   i. Consider it Done: (719) 839-1809
   ii. Frisco Fireplace & Stone, (970) 668-2222

E. Comcast: Bulk Account Assistance: (855) 307-4896

In person at Comcast office: 1271 Blue River Pkwy Suite D, Silverthorne, CO 80498

E. HOA Website: www.srghoa.com – Password: **LAGTH19**

- **Next Annual Owners Meeting: August 22, 2020 at 10 AM.**

ATTACHMENT 1

Lagoon Townhomes General Rules and Regulations

Adopted March 10th, 2017

The following rules and regulations have been adopted by Lagoon Townhome Condominiums Association, Inc ("Association") pursuant to the provisions of C.R.S. 38-33.3-209.5, and the Restated and Amended Declarations governing the Association.

1. KEY POLICY

A. No owner shall install or alter any lock and/or deadbolt on any door leading into any unit or hallway without first obtaining the permission of the Board.

B. All locks and/or deadbolts must be keyed to the Lagoon master key. Master keys will be only for the use by managing agent personnel in the performance of their duties. The master keys will not be provided to or for the use of anyone else. Master keys will be maintained in a separate and secure manner with access and use strictly controlled. Lock boxes are prohibited from all common doors.

C. The Property Manager will only assist registered owners with unit access during normal working hours. After hour key replacements or unit access are the responsibility of the owner.

2. GROUNDS AND EXTERIOR AREAS

A. No motorized vehicle shall be driven on any landscaped area, including all grassy areas, except by authorized managing agent personnel, contractors, or vendors.

B. No exterior television or radio antenna or satellite dish shall be placed, erected, constructed or maintained within the Lagoon complex property without the prior written approval of the Board. Satellite Dishes ("Over the Air Reception Devices") are permitted on decks as long as such device is attached to the deck surface [but not the railing, pickets, or outside walls of the Unit Building which are common property]. Any Owner or Owner Guest planning to install a Satellite Dish must seek review of plan by the Board in order to ensure that the installation satisfies the Association's Rules and Regulations.

C. No enclosure, structure, outbuilding or facility of any kind, including, but not limited to, fences, barriers, animal pens, posts, poles, clotheslines, mailboxes, ditches, trenches, driveways, stairs, playhouses and sheds, shall be placed, erected, constructed or maintained by any unit owner or occupant within the Lagoon complex.

D. Signage: No unit Owner, or their occupants, shall display a sign, advertisement, notice, or banner of any kind upon the Common and Limited Common Areas, with the exceptions noted below.

a. "For Sale" or "For Rent" signs: Only one (1) professional "For Sale" or "For Rent" sign (no larger than 24" x 36") is permitted to be displayed

and it must be located either in the window of a Unit or on the side of a deck. Also, a temporary "Open House" sign may be displayed. No banners, directional signs, garage/yard sale

signs, or other advertisements or displays are allowed in Common or Limited Common Areas.

b. "Flags and Political" signs: (These guidelines are in accordance with Colorado legislation.):

i. The personal display of the American Flag is permitted in a window of the unit if it is displayed in a manner consistent with the federal flag code. The display of the flag on the outside of the unit must be done in a manner that will not harm the exterior.

ii. The display of a service flag bearing a star denoting the service of the owner or occupant of the unit, or of a member of the owner's or occupant's immediate family, in the active or reserve military service is permitted in a window of the unit.

iii. The display of a political sign by the owner or occupant of a unit in a window of the unit is permitted with the following conditions:

a. One (1) political sign per political office or ballot issue in a pending election

b. Signs may not exceed 24" x 36"

c. Signs may be posted no earlier than 45 days before the day of an election and no later than 7 days after an election day

d. As used in this section, "Political sign" means a sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue.

E. Decks: Unit Owners are permitted to place on their decks: Gas Grills, Deck Furniture, Plants/ Flowers contained in "flower boxes", flower/plants "pots", Firewood (1/2 cord stacked not higher than the deck railing), Flags, and with approval of the Board, reasonably sized "Deck Art". The placement, storage or use of charcoal or woodfired grills on decks is strictly prohibited. The placement/storing of any other items, materials or equipment without the written approval of the Board is strictly prohibited. The placement over railings of towels and laundry is also strictly prohibited. Unit Owners may temporarily place/hang carpets and camping equipment (e.g. tents, sleeping bags) for cleaning, but the time period is not to exceed one (1) hour. Unit Owners engaged in remodeling of their Units may place/store construction equipment and materials on their decks with the approval of the Board. Any Unit Owner or Guest/ Renter of a Unit Owner who is in violation of this Rules and Regulations shall receive a Notice of Violation from the Board. The Notice will state that the violator has five (5) days to correct the Violation (e.g. remove the improper device, equipment, item or material). The Board may extend this time period. Failure to comply with the Notice of Violation will require the

Board to assess a daily Fine until the violation is corrected. If legal action must be taken by the Board to correct or eliminate the violation, the unit Owner will be required to reimburse the Board for such legal costs, incl. legal fees.

F. Common sidewalks, driveways, entrances, halls, stairways and passageways shall not be constructed or used by any unit owner for any other purpose than ingress to and egress from units. No common doors are to be blocked open by any means at any time.

G. No personal items are to be stored on any common property or in common buildings. The Association assumes no liability for, nor shall it be liable for, any loss or damage to articles stored or left in any area of the Lagoon complex. All picnic areas used by unit owners, guest or renters must be cleaned up after each use. No exterior alterations will be deemed acceptable without prior written approval of the Board of Directors.

H. Storm doors shall be full glass or split in the middle so a screen can be exposed, but still all glass. (i.e. all plain glass except for a minimal frame around the door). The approved color is “anodized bronze” a very dark brown, almost black. Storm doors may not be locked unless keyed to the Association master key.

3. GARBAGE

A. Disposition of garbage and trash shall be placed inside of the trash dumpsters located throughout the Lagoon complex. The area around the dumpsters shall be kept clean of garbage and trash.

B. No garbage or trash shall be stored on or in any of the common areas including exterior grounds, patios, decks, hallways, garages or around buildings.

C. All garbage and trash shall be stored in a manner that will not create an odor, health hazard or pest and rodent nuisance.

D. The disposal of hazardous or toxic materials must be disposed of by the unit occupants immediately in accordance with county and state laws.

E. Only household garbage and trash shall be disposed of in the trash dumpsters. Any nonhousehold items such as furniture, appliances, electronics, etc., cannot be disposed of unless a special permit is first obtained from the Property Manager. If a restricted item (one for which the Association will be assessed an additional charge by the waste contractor servicing the Lagoon complex) are placed in the dumpsters, the Owners of the responsible unit shall be assessed a fine equal to 200% of the charge billed to the Association by the waste contractor.

4. PARKING: Exterior Parking within the Lagoon complex is extremely limited and strictly controlled by the Association using marked parking areas, authorized parking "hanging tags", and a combination of vehicle wheel "booting", owner fines, and vehicle towing at the owner's expense when violations occur. See the detailed separate Parking Policy document adopted by the Association which is posted on the Association website, a copy of which is available from the Lagoon managing agent.

5. PET CONTROL

A. Only Lagoon unit owners and the Resident Manager [with Board permission] are permitted to harbor pets in or on Association property.

B. All pets that are on common property at any time must be registered with the management office. No more than two (2) pets per unit are allowed.

C. Only domestic dogs, cats and birds will be allowed as pets.

D. Only pets which are considered to be controllable and present no danger to other unit owners and guests will be allowed on the Lagoon complex property.

E. Pets must be on a leash at all times when on common elements in the Lagoon complex.

F. No pet may be staked or tied outside of any Lagoon building.

G. Pets may not be permanently housed on balconies or left unattended for extended periods of time which allow the animal to create a noise or defecation nuisance to neighbors. All owners are personally liable to the Association for damage to common elements caused by pet(s) kept in their units.

H. Pets are not allowed in the Clubhouse, pool area, exercise room, tennis court or common areas surrounding them.

I. Owners will immediately clean up and dispose of the pet's feces.

J. Pets reported and determined to be a nuisance or dangerous to other residents will be reported to the town or county authorities.

K. Any dog off leash or any dog suspected to have defecated on Lagoon property and the defecation was not picked up by its owner is subject to saliva sampling and DNA testing. If the dog's DNA is matched to defecation on Lagoon property, the owner of the unit harboring the dog, whether belonging to the owner or a guest of the owner, will be charged for the DNA testing and may be subject to fines.

6. CLUB FACILITY POLICIES

A. Amenities facilities are under video surveillance and Owners, their family members, guests, and renters, shall be liable for any damage to the facilities.

B. All guests (adults or minors) using the amenities must be accompanied by someone legally and currently occupying a Lagoon unit. All minors must be accompanied by someone legally and currently occupying a Lagoon unit who is over eighteen (18) years of age.

C. All owners in good standing and their family members, guests, and renters, are entitled to use the club facilities including pool, exercise room, and tennis court, during the following scheduled hours of operation:

a. The Exercise Room which is open from 6:00 A.M. to 10:00 P.M. every day.

b. The Pool Facility, which is open from 9:00 A.M. to 9:00 P.M. every day.

c. The Tennis Court, which is open during daylight hours.

D. Exercise Room:

a. This facility is only for use by adults over the age of eighteen (18) years of age, or a minor fourteen (14) years of age who is accompanied by an adult at all times.

b. This facility can only be accessed/ used by Owners and their Guests who have completed the Waiver and Release form which is on file at the Lagoon Office.

E. Tennis Court: All unit owners, guest and renters may use the tennis court on a first come basis.

F. Swimming Pool Area and Clubhouse

a. Swimmers must shower before entering pool or hot tub. Children under sixteen (16) years of age must be accompanied by an adult eighteen (18) years of age or older.

b. No alcoholic beverages, food or other drinks are allowed in the pool area.

c. No glass containers of any kind are allowed in the pool area.

d. Throwing of hard objects in the pool area is not permitted.

e. Only swimsuits are allowed to be worn in the pool or hot tubs. No nudity is permitted in the pool area.

f. All infants must be properly clothed for access to a public pool.

g. Children under the age of 5 are not allowed in the hot tubs at any time per the Red Cross recommendation that "children cannot cope physically with the heat, which may cause hyperthermia and other harmful effects." Pregnant women or people with chronic medical conditions should obtain a health care provider's approval before using the hot tubs.

h. No smoking allowed in the pool area or in the Clubhouse.

i. No excessive noise or disruptive behavior allowed.

j. The Association assumes no liability of any kind for accidents which occur in the pool area.

k. Swimming pool rules and regulations must be followed by everyone and will be strictly enforced.

l. Property Management and the Board reserve the right to deny use of the
Clubhouse, Pool, or Tennis facilities to anyone not complying with the rules.

G. Owners may schedule private parties with Summit Resort Group Property Manager (970-468-9137). A seventy-five dollar ($75) cleaning deposit is required when the reservation is made. Deposit will be returned if the club facilities are clean upon inspection after use.

7. THE LAGOON

A. Only owners, and their family members or Owners guests or renters may fish in the Lagoon, and then only if accompanied by someone occupying a Lagoon Unit.

B. The use of the lagoon for fishing is based upon a catch and release policy. Please limit the number of fish kept to two (2) per unit per day or four (4) per unit per week to limit the effects on the live fish for the enjoyment of all Lagoon residents.

C. No swimming, wading or boats of any kind shall be allowed in the Lagoon.

D. All fishing gear and trash must be immediately removed from the Lagoon area by the user.

8. NOISE: Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud or disturbing or objectionable noises. The use or playing of musical instruments, radios, phonographs, televisions sets, amplifiers and any other instrument or device in such manner as may disturb or tend to disturb owners, tenants or occupants of other units shall be restricted between the hours of 10:00 p.m. and 7:00 a.m. Common sense and courtesy dictate this restriction. Nonresident owners will be notified if occupants of their units are in violation of this policy and these owners will be responsible to ensure compliance of their guests.

9. GENERAL

A. Subject to the enforcement provisions of Sections Article 20 and Section 21.2 and pursuant to the procedures set forth in Section 6.1.8 of the Amended and Restated
Declarations of the Association, the Association has the power to adopt rules, regulations, policies, and procedures regarding enforcement of the Association Documents, levying fines and other charges, and related Association governance. The Association Board are charged with day to-day enforcement of the Association Documents, including the preparation of violation notices and the levying of fines for violations.

a. Such fines may vary depending on the Association Board's determination of the severity of the violation and shall not become final until the Owner or Permitted User has been given the opportunity to be heard regarding the violation.

b. The enforcement provisions for any violation of these rules can be found in the Lagoon Town Homes Condominium "Enforcement Policy"

c. Each owner is responsible to ensure that all guests, tenants, permitted users, vendors and contractors (including cleaning/repair personnel) are aware of all rules and regulations of Lagoon Town Homes Condominium Association, Inc.

d. HEATING: No resident shall turn off their heat or set the temperature below
60 ^{0} to reduce costs during the heating season (October 1 - May 1)

10. ABUSIVE/HARASSING BEHAVIOUR: Members and other residents shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other members, residents, guests, occupants, invitees, or directed at the Association Board, its agents and their employees, vendors, or service providers.

Abusive behavior includes, but is not limited to, insulting, hurtful, or offensive wrongs or acts. Harassing behavior includes, but is not limited to, words, gestures, or actions, which tend to annoy, alarm, or abuse another person. The Association Board shall make the determination as to whether or not the behavior exhibited or reported rises to the level of abusive and/or harassing behavior. Owners, guests, tenants permitted users, owner's vendors and contractors may not impede in any way the work of the Lagoon Property Manager and/or Managing Agent Staff.

11. DEFINITIONS: "Association Board": Any and all duly elected Lagoon Directors and Officers. "Operations Manager" and "Staff The Association's Managing Agent's offsite and on-site personnel.

12. CONFLICTING DOCUMENTS: In the case of any conflict between the Articles of Incorporation, the Bylaws, or the Amended Declaration, Rules, Regulations, and listed "Policies & Procedures", such provisions of the Articles, Bylaws, and the Declarations shall take precedence and supersede any provisions of these "Rules and Regulations". These Rules and Regulations supersede in its entirety any other Rules and Regulations previously adopted by the Board.

Lagoon Townhome Condominiums Association

President

Secretary

This policy regarding General Rules and Regulations was adopted by the Board of Directors on the _ day of 201_, effective on that date, and is attested to by the Secretary of Lagoon Townhome Condominiums Association.

ATTACHMENT 2

Lagoon Townhomes Policy & Procedures: On-Site Parking

Adopted March 15th, 2019

The following procedures have been adopted by Lagoon Townhomes and Condominium Association ("Association") pursuant to the provisions of C.R.S, 38-33.3-209.5 at a regular meeting of the Board of Directors ("Board").

WHEREAS, the Colorado Common Interest Ownership Act, in C.R.S. 38-33.3-209.5, mandates common interest communities adopt protocols regarding disputes between the "Association" and one or more Lagoon Unit Owners ("Owners"), and

WHEREAS, Primary Parking that is available for use by "Owners" and their Permitted Users are those spaces located within the individual Lagoon Unit/building garages, and that both Building 749's Common Garage ("Common Garage") and on-site outside overflow parking is very limited and therefore must be carefully regulated to ensure equal access and proper use by all "Owners" and their Guests, and

WHEREAS, the "Association" has only fifty-five (55) outside overflow parking spaces available for use by "Owners" and their Guests. This equates to less than 1/ 3rd of an outside parking space for use by each Unit, and

WHEREAS, the 'Association" does not currently have any parking spaces designed for use by RV's, trailers, boats, or for the long-term storage of Vehicles of any type ("Vehicles"), and

WHEREAS, the parking of "Vehicles" that block garage driveways or traffic lanes can have major negative impacts on other "Owners" and create unsafe conditions, and

WHEREAS, the improper parking of "Vehicles" can have a major negative impact on the cost and efficiency of winter snow removal operations and weekly trash removal,

NOW, THEREFORE, IT IS RESOLVED that the "Association" does hereby amend prior parking rules and regulations to resolve recurring problems associated with general parking availability, Unit access, renter abuses, and operations and maintenance issues, and hereby adopts the following policy and procedures governing on-site parking:

I. ON-SITE PARKING POLICY

A. VEHICLE REQUIREMENTS:

1. All "Vehicles" shall meet local noise requirements and must have mufflers in good working condition.
2. "Vehicles" must be properly maintained. Fluids leaking from any "Vehicle" onto the driveways, pavement and/or parking areas must be cleaned up immediately and may subject the Vehicle to removal from the complex. Any damage to the Property by improperly maintained "Vehicles" will be repaired by the "Association" and billed to the appropriate "Owner(s)."

3. All "Vehicles" must display valid license plates and be in operable condition.

4. All "Vehicles" must clearly display a Lagoon issued Parking Hanging Tag.

B. AUTHORIZED PARKING:

1. Parking on the Property is limited by the Rules of the "Association," the zoning regulations of the City of Frisco, and Lagoon snow removal operations and maintenance requirements.

2. "Vehicles" shall only drive or park in paved locations that are intended for driving and parking.

3. Between the hours of 10:00 P.M. and 8:00 A.M., ONLY "Vehicles" displaying a Lagoon Parking Hanging Tag will be permitted to park in any designated parking area outside a "Unit," including in front of a Unit in accordance with Section B.6 below.

4. Only "Vehicles" displaying a Lagoon issued Parking Hanging Tag are permitted to be parked temporarily overnight in designated parking areas.

5. Short-term temporary outside parking by Unit Owners, or their Permitted Users, is allowed without a Lagoon Parking Hanging Tag up until 10:00 P.M.

6. Parking in front of an individual Unit garage door, by the "Owner" or their Permitted Users, is allowed only if such "Vehicle" does not block a traffic lane or access to another Unit and displays a Lagoon issued Parking Hanging Tag. [Exception: During the snow season months (September-May), any such "Vehicle" parked in front of an individual Unit shall be moved to a marked parking space or removed by 8:00 A.M. to allow for the clearing and removal of snow as needed.

c. BUILDING 749 COMMON GARAGE AND OUTDOOR PARKING:

Given that each of the Sixteen (16) Units in Building 749 have been assigned to only one (1) indoor designated parking space, and that there are only four (4) indoor designated Guest Parking spaces, in the spirit of equity, these following rules shall apply to all Owners and Permitted Users in Building 749:

1. 749 Assigned Indoor Parking Spaces. One parking space shall be assigned to a specific Unit for use by the Building 749 Owner(s) and Permitted Users.

2. Only one (1) "Vehicle," displaying a valid Lagoon issued Parking Hanging Tag may be parked inside the Common Garage in the indoor parking space designated for the Unit.

3. The maximum number of "Vehicles" that can be parked inside the Common Garage is limited to a maximum of two (2) "Vehicles" per Unit, as long as they display a valid Lagoon issued Parking Hanging Tag.

4. 749 Indoor Guest Parking Areas. Due to the limited number of Guest parking spaces inside Building 749's garage, Owner's must utilize their Unit's assigned parking space first, before parking a second Vehicle in any designated Guest Parking space.

5. Indoor designated Guest Parking spaces are utilized on a first-come, first-serve-basis and are not assigned to a specific Unit.

6. No person shall, through custom or alleged past practice, establish a right to a Guest Parking space.

7. It is prohibited to park in a Guest parking space for more than forty-eight (48) consecutive, uninterrupted hours.

8. It is a violation of these guidelines for any person to make use of a Reserved parking space without the consent of the Owner of the Unit to which the parking space is assigned.

D. UNAUTHORIZED PARKING:

Any type of "Vehicle" parked in violation of the Declaration and/or these revised parking rules and procedures shall be subject to immediate towing at the owners expense and a fine will be imposed. It is the responsibility of all Owners to comply with these guidelines and to ensure that their "Permitted Users" do so as well.

1. Parking on any unsurfaced or landscaped areas of the Property.
2. Parking in areas posted as NO PARKING or TOW AWAY ZONES.
3. No "Vehicle," attended or unattended, shall park in the immediate area of a fire hydrant or block fire lanes. Any "Vehicle" blocking a fire lane, or access to a fire hydrant, or otherwise parked in violation of Fire District requirements or posing a threat to the safety of the Property or other "Owners" may, as provided by law, be towed without further notice. "Owners" in violation of these requirements assume the risk and liability for all fines, towing costs, and attorney or other fees incurred. [Exception: See Temporary Parking]
4. Parking "Vehicles" with missing or expired motor Vehicle licenses or registrations.
5. Parking of any "Vehicles" inside "Common Garages" or designated Guest Parking Spaces, or on outside overflow parking areas, that is leaking any engine fluids or hazardous material is prohibited.
6. Parking any "Vehicles" on Lagoon property between the hours of 10:00 P.M. and 8:00 A.M. without displaying a valid Lagoon issued Parking Hanging Tag.
7. Parking in any manner that obstructs the flow of traffic, snow removal operations or trash collection.
8. Parking in such a manner to obstruct access to another Unit Owner's garage parking space.
9. No "Vehicle" upon blocks, jack stands, or the like will be allowed in a "Common Garage," designated Guest Parking Spaces, or on outside overflow parking areas.
10. Except as specifically authorized by the Board, or for loading/unloading, delivery or emergency, no part of the Property, shall be used for the parking, storage, display, or accommodation area for of any Recreational Vehicle ["RV"], Motor Home, Vehicles with tandem axles, Trailers of all types, Boats, Snowmobiles, All Terrain Vehicles ["ATV's"], Commercial Vehicle or Buses, Vehcles classed by

the Federal Highway Administration as US Truck Class 3 or higher (including by way of example but not limitation, Ford F-350 and Ram 3500), Commercial vehicles or any other type of Equipment, is prohibited unless a special parking permit is first obtained from the Lagoon Staff. [Exception: Over-Night Temporary Parking Tags for such Vehicles or Equipment may, at the discretion of the On-Site Property Manager, be obtained from the Lagoon Office. Any such temporary parking shall in no case exceed 24 hours.]

"Commercial vehicle" is defined as any vehicle that has equipment mounted on it for obvious commercial purposes such as ladder/racks, extended side panels, welding equipment, etc. In all cases, the determination whether a vehicle is a "commercial vehicle" shall be made by the Executive Board.

E. MECHANICAL WORK ON MOTOR VEHICLES:

1. Any violation of this Section shall subject the owner to immediate towing and/or a fine.

2. Mechanical Work of any kind (including, but not limited to changing oil, oil filters, transmission fluids; lubricating of any type of "Vehicles;" making mechanical repairs, or reconstruction) is prohibited outside of an Owner's Unit (parked in any driveway, "Common Garage," or outside over-flow parking areas. [Exception: Emergency situations approved by the Lagoon Property Manager for repairs to enable the movement of the Vehicle.]

F. LONG-TERM PARKING/ABANDONED VEHICLES:

1. Owners planning to park their "Vehicles" for extended periods must use their Unit garages or assigned parking space in a Common Garage to do so, Any Motor Vehicle that is parked in a designated Guest Parking space, or on outside overflow parking areas ("Designated Parking Areas") for more than forty-eight (48) hours without being moved will be ticketed/fined.

2. If the "Vehicle" is not moved within the additional forty-eight (48) hours after being ticketed/fined, such "Vehicle" shall be presumed abandoned and the Unit Owner shall be fined and the "Vehicle" will be towed at the Owner's expense. "Vehicles" displaying a Lagoon "Decal" or hanging "Guest Tag" WILL NOT be excluded from this rule regarding long-term parking and abandonment.

G. CONSTRUCTION AND REMODELING:

1. Contractors performing construction and remodeling services for "Owners" are permitted to park their "Vehicles" in designated parking areas during normal working hours as long as they do not block driveways or traffic lanes or impede snow removal operations.

H. TEMPORARY PARKING:

1. The length of time that is reasonably required to load or unload a "Vehicle" is ONLY permitted between the hours of 8 a.m. and 6 p.m.

2. Temporary parking of attended "Vehicles" in the fire lane is permitted if there is not sufficient space to park the "Vehicle" in an outside over-flow parking area. However, you cannot park any "Vehicle" in such a manner as to block access by other "Owners" and therefore preventing ingress and egress to other "Units."

[Exception: State and local emergency Vehicles responding to a medical or police emergency at any time.]

a. 'Attended" Vehicle is defined as any Vehicle that is being actively loaded or unloaded.

b. "Actively loaded or unloaded" shall mean that the garage door or entry door to the building of the responsible Unit is open and that a responsible adult is making a trip to load or unload the "Vehicle" not less than every five (5) minutes.

3. Notwithstanding all of the other aforementioned provisions, anytime an "Attended Vehicle" is being parked in the fire lane as permitted by the Rules, a responsible adult with a key to the "Vehicle," and the ability to drive it, must be immediately available to move the "Vehicle" in the event of an emergency.

I. OVERFLOW PARKING:

1. All outdoor paved and painted parking spaces on the Lagoon property are designated as overflow parking areas for the sole use of Owners and their Permitted Users, except for any designated restricted use areas, which are posted.

2. There are currently 3 off-property areas designated as overnight parking in Frisco: (1) Just North of Main Street on 7th Avenue (2) At the corner of 4th Avenue and Granite. (3) Parking area at the West end of Main Street by 1-70.

J. RENTAL RESTRICTIONS:

Per Section 4.6 of the Lagoon Declarations, an "Owner" shall refrain from leasing or renting their Unit, if it will result in insufficient legal parking.

K. REPORTING PARKING VIOLATIONS:

1. "Vehicles" parking in fire lanes or blocking fire hydrants should be reported directly to the Frisco Police Department or Fire Marshall. For the Frisco Police Department, call (970) 668-3579, during normal working hours and the Dispatch Non-Emergency number, (970) 668-8600, after hours. For the Fire Marshall, call (972) 292-6320.

2. "Vehicles" parking along any public thoroughfare should be reported directly to the Frisco Police Department. Call (970) 668-3579, during normal working hours and the Dispatch Non-Emergency number, (970) 668-8600, after hours.

3. Lagoon Parking violations should be reported to the Summit Resort Group Office at (970) 468-9137 between 8 a.m. and 5 p.m., Monday through Friday. These types of violations include but are not limited to: Reserved, Guest or Open parking space violations, recreational Vehicle violations, commercial Vehicle violations, abandoned/junk Vehicle violations, Vehicles with expired license plates, or no Lagoon issued Hanging Parking Tag.

The caller should provide the following information:

a) Vehicle's make, model, color, license plate number,

b) Vehicle's location and nature of the violation,

c) Date and time of the violation,

d) Any other related information, and

e) Caller's name, address, and phone number.

It would be helpful if you could provide a photograph of the offending vehicle, its license plate, and the location of the vehicle.

NOTE: The caller information is required if the HOA office needs to contact the caller for any follow-up information. This information is not passed on to the owner of the "Vehicle."

L. ENFORCEMENT:

1. The "Board" reserves the right to have such "Vehicle" towed at either the Unit Owner's or "Vehicle" Owner's expense and to take any action required to recover Lagoon's expenses and impose fines as provided for in Sections 8 and 9 of Lagoon's Enforcement Policy.

2. Refer to Lagoon's Enforcement Policy, Sections 1 - 13.

ll. PARKING PERMIT PROCEDURE:

A. OWNER PARKING PERMITS.

1. A maximum of three Lagoon Hanging Parking Tags will be issued to Unit Owners.

2. There will be a $25.00 fee for replacement of any lost tags.

3. Lagoon Hanging Parking Tags are to be displayed on the rear view mirror of the "Vehicle" when parked in any outside space or designated Guest Parking Space, including Building 749's Common Garage.

4. "Owners " including their Permitted Users cannot have more than three Lagoon Hanging Parking Tags per Unit in their possession.

IV. PREVIOUS POLICY & PROCEDURES: These Policy and Procedures supersede any prior published Policy and Procedures referring to Parking Rules, including but not limited to those dated June 5, 2010.

V. CONFLICTING DOCUMENTS: In the case of any conflict between the Articles of Incorporation, the Bylaws, or the Amended Declaration of Covenants, Rules, Regulations, and listed "Policies & Procedures," such provisions of the Articles, Bylaws, and the Declarations shall take precedence and supersede any provisions of these "Policies & Procedures."

By: Joseph H Allnne
President

This Policy Regardil)? Parking Rules and Procedures was adopted by the Board of Directors on the 10th day of March, 2017, and is attested to by the Secretary of Lagoon Town Homes Condominium Association.

Attachment A

Dues: $435 / mo Was: $409 / mo	Dues: $488 / mo Was: $449 / mo	Dues: $617 / mo Was: $567/ mo	Dues: $547 / mo Was: $514 / mo
DEPT "A" Units	DEPT "B" Units	DEPT "C" Units	DEPT "D" Units
701/703 Units	704 Building	749 Building (16 Units)	741 Building
718 Building	708 Building		743 Building
722 Building	716 Building*		
723 Building	720 Building*		
725 Building	724 Building		
726 Building	730 Building		
727 Building	734* (except 734C)		
732 Building	738 Building		
736 Building	742 (except 742C)		
740 Building			
731 Building			
734 Unit C*			
735 Building			
737 Building			
739 Building			
742 Unit C			
745 Building			
746 Building			
747 Building			
750 Building*			
753 Building			
754 Building*			
755 Building			
757 Building			
758 Building			
762 Building*			
766 Building*			
Dues include by dept:			
Cable TV/Internet	Cable TV/Internet	Cable TV/Internet	Cable TV/Internet
Water & Sewer	Water & Sewer	Water & Sewer	Water & Sewer
Snow Removal	Snow Removal	Snow Removal	Snow Removal
Lawn Care	Lawn Care	Lawn Care	Lawn Care
Landscaping	Landscaping	Landscaping	Landscaping
Management	Management	Management	Management
Amenities	Amenities	Amenities	Amenities
	Common Electric	Common Gas & Electric	Common Gas & Electric
	Common Hallways	Common Hallways	Boiler Maintenance
		Boiler Maintenance	
		Elevator	
Major Maint. Reserve	Major Maint. Reserve	Major Maint. Reserve	Major Maint. Reserve

Attachment B: Lagoon Pictures

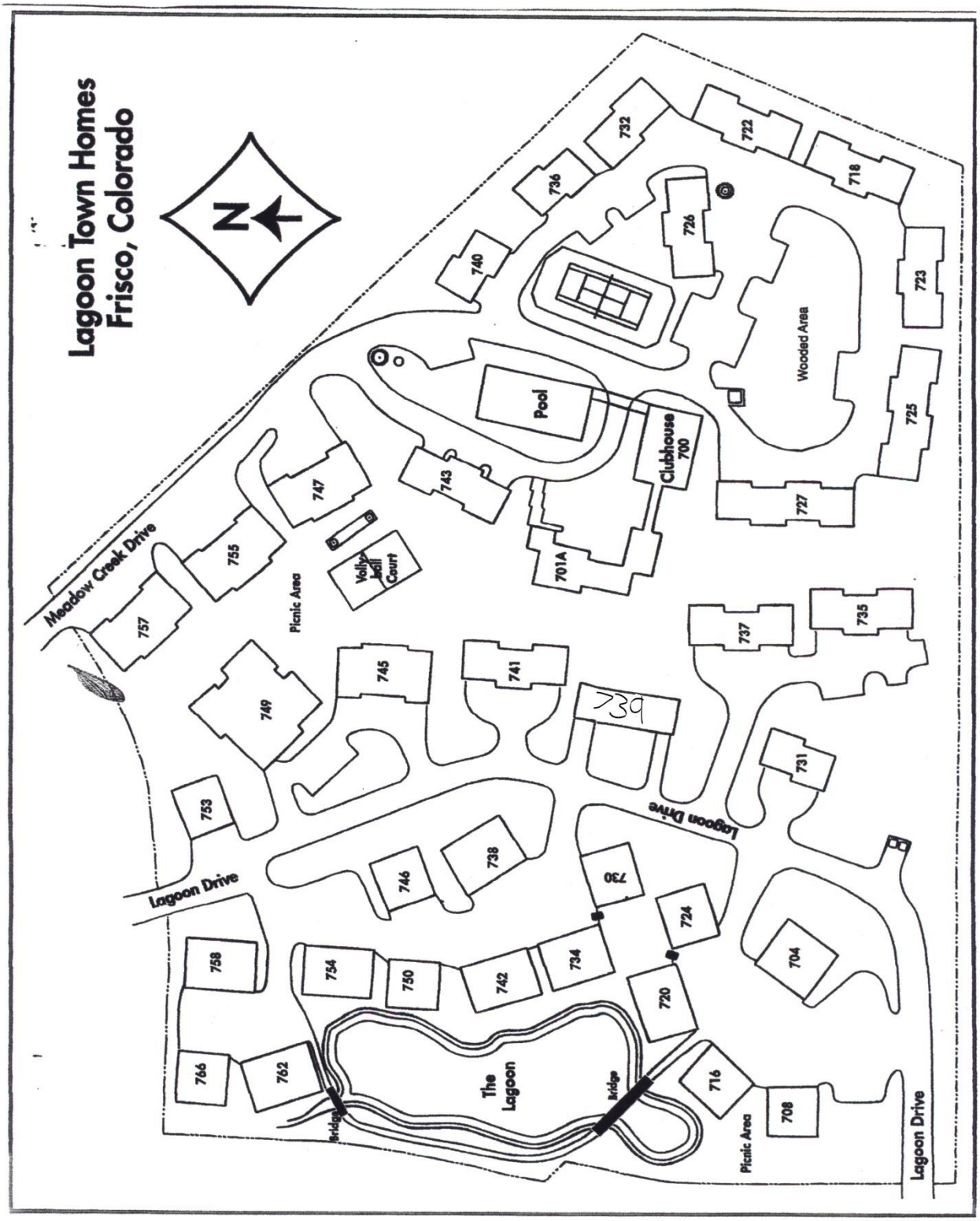
Amenities Building 700

Tennis Court

Indoor Swimming Pool and Hot Tubs

View From I-70 Overlook

Attachment C: Complex Map



Attachment D: Lagoon Aerial View

Attachment E: Vehicle Registration Form

VEHICLE REGISTRATION FORM
LAGOON TOWNHOMES CONDOMINIUM ASSOCIATION

Unit Owner's Name _____
Please Print

Leaseholder's Name _____
Please Print

Unit Number _____

Titled Vehicle Owner's Name if different than above:

_____

Unit Owner's/Leaseholder's Mailing Address:

_____

Home Telephone Number: _____

Local Phone Number: _____

Cell Telephone Number : _____

Work Number: _____ FAX # _____

#1 Vehicle License Plate Number: _____ State: ___
Vehicle Make:
Color:
Year:

#2 Vehicle License Plate Number: _____ State ____
Vehicle Make:
Color:
Year:

_____
Signature *Date*

Please return this form to the HOA office
By Mail: P.O. Box 2590, Dillon, CO 80435
Email: kschneweis@srgsummit.com
By Fax: (970) -468-2556

Attachment F: Pet Registration Form

LAGOON TOWNHOMES CONDOMINIUM ASSOCIATION

1. Owner's Name: _____
2. Lagoon Address: _____
3. Home Address: _____
4. Home Phone: _____
5. Cell Phone: _____
6. E-Mail: _____
7. Dog's Name: _____

   Breed: _____

   Weight (Lbs.): _____

   Color: _____

   Rabies Tag #: _____ Year: _____

   Second Dog's Name: _____

   Breed: _____

   Weight (Lbs.): _____

   Color: _____

   Rabies Tag #: _____ Year: _____

Please return this form to the HOA office
By Mail: P.O. Box 2590, Dillon, CO 80435
Email: kschneweis@srgsummit.com
By Fax: (970) -468-2556

Attachment G: Membership Survey

Lagoon Townhomes Owner Information

Lagoon Unit Number:_____

Last Name:_____ First Name: _____ Cell Phone:_____

Last Name:_____ First Name: _____ Cell Phone:_____

Home Phone:_____

Email (s):_____

Emergency Contact Name:_____ Phone:_____

Billing Address:_____ City/State/Zip:_____

Primary condo use: _____Primary Residence _____Second Home _____Rental/Short Term

_____Rental/Long Term

Rental Management: _____Self _____Other: _____
Name of company

If your unit is a rental, please provide the following tenant or management company information:

Name(s) (first and last):_____

Contact Information for tenant or management company:_____

The information is not to be used for purposes other than those related directly to management of Lagoon Townhomes Association, and the data will be safeguarded as appropriate to those limited ends.

I _____, grant permission to the Lagoon Townhomes Association to post my email address and telephone number on the password protected Lagoon Owner List that is posted on the website.

Lagoon Townhomes Owners have the option of receiving their monthly dues statements by email or by regular US Mail. Please indicate your preference below.

❑ I wish to receive my monthly Lagoon dues statements by regular US Mail

❑ I wish to receive my monthly Lagoon dues statements by email
please send to the following email address:_____

Please return this form to the HOA office
By Mail: P.O. Box 2590, Dillon, CO 80435
Email: kschneweis@srgsummit.com
By Fax: (970) -468-2556

Attachment H:

ACH FORM - AUTHORIZATION AGREEMENT FOR AUTOMATED PAYMENTS (DEBITS)

Lagoon Townhomes Condominium Association

I, _____, choose to pay my Lagoon Town Homes Condominium monthly dues and any other appropriate charges automatically from my checking account. Please select the account type, write in your routing and account number below and attach a voided check.

☐ Checking

☐ Savings

Routing: _____

Account: _____

_____ _____
Signature Unit #

_____
Date

If scanning and emailing, please place VOIDED CHECK here

Please return this form to the HOA office
By Mail: P.O. Box 2590, Dillon, CO 80435
Email: kbland@srgsummit.com
By Fax: (970) -468-2556