

EAST BAY
HOUSE RULES FOR ALL OWNER, GUESTS AND TENANTS

The Board of Directors has directed full authority to the Managing Agent and/or the Property Manager to enforce the East Bay House Rules. Report all infractions to the Property Manager or Management Company. Property manager has full authority to handle all problems as directed by the elected Board of Directors

1. PARKING

- A. Parking is provided for owners and guests only. Spaces are limited and all guests/owners must cooperate in use of space available. Owners and Guests must display the "East Bay Owner/Guest Parking" sticker, available from the management company, on their vehicles. All vehicles parked in the lot must be licensed, registered and operating.
- B. No boats, boat trailer, RV or trailer, may be stored in the parking areas. Kayaks and bicycles may be stored on the racks located near the Clubhouse at the Owner's own risk and should display an East Bay sticker, available from the management company. East Bay will not be held responsibility for missing or stolen items.
- C. The use of common area electricity outlets for personal use is prohibited.
- D. All vehicles are to be parked within designated space provided in garage area. No vehicle more than 20 feet in length shall be parked in the parking spaces. Parking spaces in outside lot should be used for short term parking, loading and unloading.
- E. No vehicle may remain parked in the same unassigned parking space for two or more weeks without being moved. Only Owners that are NOT renting their units may leave a vehicle in their designated space on a more permanent basis. The Owner must notify the Management Company as to the make, model and license number of the vehicle being left, and display the "East Bay Owner Parking" sticker.
- F. All vehicles must be moved for snow removal at direction of the site manager. Accumulation of three (3) inches or more of snow requires room for snow removal equipment to operate. Vehicles which have not been moved may be towed if necessary for snow removal. Owners must make tenants aware of this so they will not be towed.
- G. Loading zone is limited to 10 minutes at the front of the building. No parking in the loading zone or drive way.
- H. No vehicle repairs are permitted on the premises.
- I. Vehicles parked in violation of the rules may be towed by a professional at owner/guest expense. Tow retrieval information is posted at the driveway entrance.
- J. East Bay is not responsible for any damage done to vehicles in the parking area.
- K. Do not play loud music, talk loudly or make noise in the garage or parking lot during sleeping hours (10:00 PM to 8:00 AM).

2. COMMON AREAS - Common areas are defined as the lobby, lawns, hallways, hot tub/sauna area, laundry room, clubhouse, stair wells, patios and balconies. The Management and the Homeowners Association assume no responsibility for accidents or injury in connection with use of the clubhouse or recreation rooms.
 - A. Loitering, loud voices, running, playing and riding, wheeled vehicles are prohibited in halls and stairwells.
 - B. Damage to common areas and cost of repair will be charged to owner/guest/renter involved.
 - C. The clubhouse may be reserved by owners and can be arranged through the property manager. Advance notice must be given and a cleaning deposit may be required. The Owner is responsible for any extra cleaning or damage. No large parties of more than 30.
 - D. Laundry is available at the garden level and is only for the benefit of East Bay owners and renters. All equipment must be used in an appropriate manner.
 - E. Smoking of any kind is not permitted in any common area, to include, but not limited to, the clubhouse, hot tub and its deck area, garage, laundry room and all unit balconies and external hallways.
 - F. No loud, abusive or drunken behavior or use of illegal substance will be tolerated. Such behavior will result in expulsion from East Bay.
 - G. Hallways are not to be used for personal storage or trash.
 - H. No fireworks or firearms may be fired or discharged on the premises.
 - I. Any damage or clean-up caused by repairs or alterations to individual units is the responsibility of the owner.
3. HOTTUB/SAUNA
 - A. Hours are from 10:00 am to 10:00 pm.
 - B. Hot tub and sauna are for the private use of owners, renters and their guests. Rules are posted in the hot tub area and must be obeyed.
 - C. Children five years of age or younger are NOT allowed in the hot tub or sauna.
 - D. Children under the age of 14 must be accompanied by an adult.
 - E. No food, glass containers or breakable items are allowed in hot tub area. Any smoking, abuse of alcohol or drug use, and any loud behavior or drunkenness, may be dealt with by expulsion from the clubhouse or East Bay.
 - F. Use of hot tub is done so at users' risk.
 - G. Violators will be asked to leave the clubhouse and future use can be restricted.
4. UNITS
 - A. Quiet time for all units is designated from 10:00 pm to 8:00 am.
 - B. All upstairs replacement of any type of flooring must contain a sound buffering layer that has been approved by the Board.
 - C. The property manager will advise individual owner/guest of noise complaints, such as loud television, music or excessive partying during quiet hours. Keep unit doors closed to contain noise as much as possible. Local Police may be called if any disturbance persists.
 - D. Owners/guests are responsible for removing all trash to dumpster located by the entrance to the parking lot.

- E. Balcony area must be kept neat and orderly - not used for storage. Items permitted: 1/2 cord firewood, porch furniture, gas grill, skis or bicycles. Do not throw items (i.e., cans, cigarette butts, or solid objects) from balcony. Firewood may not be staged higher than the railing, so that it does not block the view of neighboring units.
- F. Only GAS or ELECTRIC GRILLS are permitted at East Bay. Grills must not be placed against stucco walls and must be attended at all times. The use of charcoal grills is prohibited anywhere on the property.
- G. Fireplaces shall be attended at all times when in use. Fires must be completely extinguished before leaving the unit. All units must supply a metal ash bucket for the disposal of ashes. Ashes are to be placed in a unit ash can, covered and disposed of at the dumpster. A can marked "ashes" is provided for this purpose. No ashes may be placed in the dumpster or out on a unit balcony or walkway.
- H. All units are required to have a fire extinguisher, smoke detector and CO detector.
- I. Storage - Each owner/unit has an assigned storage unit in the garage. A special key is provided for access. All personal items must be stored within individual storage units - nothing may be stored outside. No highly flammable or combustible items may be stored in units.
- J. No advertisements are allowed from windows, porches or balconies.
- K. Christmas lights may remain hanging on the outside of the building from November 15 through February 28. If lights are on the building outside the approved dates, fines will be assessed.
- L. Balcony awnings must be approved in advance by the Board of Directors.
- M. Waste materials – no grease, bones or fibrous materials in garbage disposal and no sanitary napkins, Kleenexes, or wipes in any plumbing.
- N. Owners who rent their unit should post in the unit the Short List of House Rules for East Bay Condominiums.

5. PETS

- A. Owners are allowed to bring pets with them during their stay at East Bay providing the pet does not create a nuisance. Owners are defined as: "Owner" of record on the property deed filed with the association, his or her spouse, their children, their grandchildren and their parents. Other relatives, guests, tenants and guests of tenants are not allowed to bring pets to East Bay.
- B. Owners are required to clean up after their pets in all common areas, inside and outside, including the winter snow months. Owners will be charged for repairs of any damage caused by pets.
- C. All pets must be on a leash or under control within 10 feet, in accordance with the Summit County Colorado Leash Law.
- D. Abandoned, mistreated, dangerous, or unaccompanied loose pets will be dealt with by local authorities.
- E. Pets may not be chained and/or unattended in or on common area including balconies or patios.
- F. Noise and disturbance caused by pets will not be tolerated. Repeated offenses will be dealt with as specified in the "Resolution of Rules" document.

6. MANAGEMENT CONTROL

- A. All owners, guests and tenants shall comply with requests of the management regarding these rules. Violators are subject to procedures which may result in a penalty assessment against the owner or unit.
- B. Property manager will have access to any unit, as provided in the Association Governing Documents
- C. Property manager is not responsible for rental related problems (i.e., housekeeping, wood, linens, and key access).