

FROSTFIRE CONDOMINIUM ASSOCIATION

HOUSE RULES FOR ALL OWNERS, GUESTS AND TENANTS

Under the BY-LAWS of the Frostfire Condominium Association, the Board of Directors is empowered to ESTABLISH AND ENFORCE such reasonable HOUSE RULES as it is the owners responsibility to notify all co-owners and managing agents of the updated rules.

The Board requests cooperation of all owners, guests, and tenants in making Frostfire a pleasant place to live in or spend your vacation. A copy of the revised rules should be displayed in all units for guests and renters.

- The use of charcoal, wood burning, propane or gas grills, smokers or heaters on decks, balconies, patios, and porches, or anywhere within the community is strictly prohibited. Charcoal/wood burning grills and smokers shall mean charcoal grills or smokers; charcoal kettle grills or smokers; kamado grills or smokers, hibachi, pellet/ wood fired grills or smokers; hearth grills or smokers; and, all other types of open flame cooking devices, charcoal grills and smokers not specifically mentioned herein. Electric grills are approved for use.
- Annual dryer vent inspection will be coordinated by the HOA and the initial inspection will be paid for by the HOA. Once the inspection report is received by the HOA, the HOA will coordinate with the contractor to complete repairs. Repair costs will be billed back to the unit owner. As noted by the Maintenance and Obligation Chart, dryer vents are limited common elements because they serve one owner.
- All owners must provide unit emergency access through a physical working key or electronic code.
- Annual fireplace inspections are required for all units that have Wood Burning Fireplaces. The HOA will hire a contractor annually to complete the inspection. The cost of the inspection and any related repairs will be billed back to the unit owner.
- All regular vehicles (non-recreational or oversized vehicles) of owners, guests or renters, parking in the Frostfire lot, must clearly display the yellow Frostfire parking tags in their vehicles. These tags are provided either by the owners or by the rental companies. Other parking tags given by the rental companies are not sufficient for parking in the lot. Handicapped tags must be displayed if parking in a handicapped space.
- 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. No electric vehicle plugins from building power outlets allowed. 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.

- Quiet time for all units is designated from 10:00 pm to 8:00 am, this includes the parking lot areas as well. Excessive noise and unruly behavior in the common areas will not be tolerated at any time.
- **NO SMOKING IN GENERAL COMMON ELEMENTS OF FROSTFIRE**
These include, but are not limited to:
Generally: all of the land and buildings located on the property, but not including interior of units;
Specifically: entryways, halls, decks, patios, balconies, yard areas, hot tub areas, parking lot and land bordering the lot.
- No storage in hallways per fire department rule. This includes, but is not limited to, ski, snowboards, bikes, poles, boots.
- Use of illegal substances is prohibited on Frostfire property.
- Fireworks are never allowed.
- **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.
- Pets may not be chained and/or left unattended in common areas.
- 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 the 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 to prevent fire damage to the unit and complex.
- If there is a need to report a violation of the above rules, call Summit Resort Group at 970-468-9137. Summit Resort Group is the Frostfire managing agent and has authority to enforce the rules of the Frostfire Condominium Association.
- **Insurance:** All unit owners who rent are required to have homeowner's insurance that covers damage caused by guests and renters. Please contact your insurance carrier to ensure you have adequate coverage. Frostfire HOA must also be added as "Additionally Insured" on all HO6 policies for rental units.
- **All emergencies: CALL 911.**
- **In case of fire, pull the 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. If 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. November 2024