

LAGOON TOWNHOMES CONDOMINIUM ASSOCIATION, INC.

**General Rules and Regulations**

Adopted Oct. 20, 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), **Bird Feeders, Flags**, and with approval of the Board, reasonably sized **"Deck Art"**. The placement, storage or use of charcoal or wood- fired 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 must be of a full-lite or full view design (i.e., all plain glass except for a minimal frame around the door). The color shall match (as closely as possible) the color of the existing door and building trim. If a security door is utilized, the most simple, least intricate grill shall be selected. 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 non-household 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. Email [info@srgsummit.com](mailto:info@srgsummit.com) or call (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° to reduce costs during the heating season (October 1 - May 1)

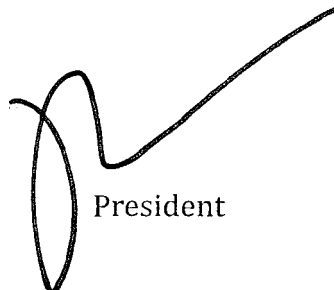
**10. ABUSIVE/HARASSING BEHAVIOUR:** Members and other residents shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other members, residents, guests, occupants, invitees, or directed at the Association Board, its agents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

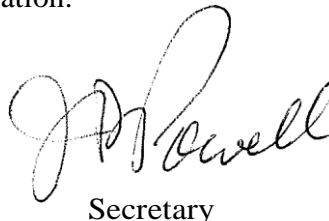
**12. CONFLICTING DOCUMENTS:** In the case of any conflict between the Articles of Incorporation, the Bylaws, or the Amended Declaration, Rules, Regulations, and listed "Policies & Procedures", such provisions of the Articles, Bylaws, and the Declarations shall take precedence and supersede any provisions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

A handwritten signature in black ink, consisting of a large, stylized 'P' followed by a series of loops and a long horizontal stroke extending to the right.

President

This policy regarding General Rules and Regulations was adopted by the Board of Directors on the 10 day of October, 2017, effective on that date, and is attested to by the Secretary of Lagoon Townhome Condominiums Association.

A handwritten signature in black ink, appearing to read 'J. Powell' in a cursive script.

Secretary