

**WELCOME TO LAKE FOREST! OBSERVING OUR RULES ENSURES THAT EVERYONE ENJOYS THEIR STAY. OWNERS ARE RESPONSIBLE FOR ENFORCEMENT OF RULES.**

**NOISE:** Please be sensitive of noise that may carry to adjoining units, next to, above or below you.

**SMOKING:** Please refrain from smoking on the unit decks and patios. Do not dispose of butts on the grounds.

**SAFETY ALERT:**

Be advised that Lake Forest is located in a High Alpine environment.

In winter, there may be icy areas on our walkways, parking areas and steps.

The roofs of Lake Forest frequently buildup of large icicles, that can be very dangerous.

Avoid, if possible, walking under areas with ice build-ups.

**SNOW ACCUMULATION ON BALCONIES:**

If you live on the second and third levels of Buildings A – D, or the top level of Building E & F, please be considerate of the neighbors below you and take the time to remove roof icicles and snow buildup from your deck.

Dripping snow melt from above can ruin that peaceful enjoyment of those below.

**VEHICLES:**

The speed limit in Lake Forest is 10 miles per hour.

Vehicles are to be parked only in designated parking areas. (Not off the paved area or in front of buildings, entrances or garages).

Every unit has an assigned garage.

These must be used for storage of any vehicle to be left for an extended period.

Oversize vehicles (trucks over 22 feet, boats, RV's, campers, buses and trailers) are not permitted in the parking lot overnight.

The Dillon or Frisco marinas may have boat/trailer parking areas.

**PETS:**

**Renters are NOT allowed to have pets on the Lake Forest property.**

If renters are found with pets, the owners will incur a significant **no warning** fine.

Owners shall register their pets with the Lake Forest Condominium board.

Pet relief areas are located in the natural areas at the far ends of the complex along with dog stations.

Pet owners are responsible for immediately picking up after their pets at all times.

The grassy area around the hot tub building is for picnics and other people activities; not a pet relief area.

**HOT TUBS:**

Hot Tubs are open from 10 am -10 pm.

Surveillance Cameras are in use at the Hot Tubs and in the common areas with 24/7 video and audio.

Keypad access is required. The nest security system has been installed at Lake Forest and is in use on the hot tub door.

Press YALE button to lock. To unlock, enter passcode and press check mark 

Contact Administration Manager or Property Manager Site Manager for passcode – see 2<sup>nd</sup> page.

SPA users must adhere to all rules posted in the SPA.

Glass containers and food are not permitted in the hot tub area.

No pets are allowed in the hot tub area

Adult supervision is required for all under-age children in the hot tubs.

Replace the hot tub covers after use.

**GRILLING:**

Grilling is only permitted in the HOA designated grilling areas or on decks, if equipped with an HOA approved electric grill.

Common area grills are closed October 1<sup>st</sup> until May 1<sup>st</sup>.

**TRASH/RECYCLING:**

The trash dumpster is located north of the hot tub area between buildings E & F.

This facility is for household trash only.

No furniture, appliances or construction debris may be discarded.

Do not bag any recycling items.

**SITE MANAGER: Our site manager is Anastasia Bell 970-968-7646. She is responsible for:**

Water leaking into the unit from the outside

Parking lot maintenance

Hot tub maintenance

Rule enforcement

Exterior cleaning, maintenance or repair

Snow removal

**She is not responsible for:** If you have problems with these items, call your rental agent or a service company.

Interior maintenance or repair

Hot water heater, clogged toilets

Kitchen appliance

## **IMPORTANT & EMERGENCY PHONE NUMBERS**

|   |                |
|---|----------------|
| Medical-Fire-Police   | 911            |
| Medical Center – Saint Anthony Summit   | (970) 668-3300 |
| Police – Frisco   | (970) 668-3579 |
| Animal Shelter  | (970) 668-3230 |
| Colorado State Patrol   | (970) 668-6840 |
| Fire Department   | (970) 262-5100 |
| Frisco Visitor Center   | (800) 424-1554 |
| Frisco Post Office  | (970) 668-0610 |
| Library – Frisco Branch   | (970) 668-5555 |
| Marina – Frisco (summer only)   | (970) 668-4334 |
| Marina – Dillon (summer only)   | (970) 468-5100 |
| Road Reports – local  | (970) 689-1090 |
| Road Reports – State toll free  | (877) 315-7623 |
| Summit County Senior Center   | (970) 668-2940 |
| Summit County Sheriff   | (970) 453-2232 |
| Summit County Social Service  | (970) 668-9160 |
| Summit Stage  | (970) 668-0999 |
| Taxi Service  | (970) 453-8294 |
| Frisco Town Hall <a href="http://www.townoffrisco.com">www.townoffrisco.com</a> | (970) 668-5276 |

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| <p style="text-align: center;"><b>Administration Manager</b><br/>Kevin Lovett<br/>Summit Resort Group<br/>350 Lake Dillon Drive, Dillon, CO 80435<br/>970-468-9137      <a href="http://www.srghoa.com">www.srghoa.com</a></p> | <p style="text-align: center;"><b>Property Site Manager</b><br/>Anastasia Bell<br/>Bells and Whistles Property Management<br/>970-968-7646<br/><a href="mailto:anastasia@bellsmanagement.com">anastasia@bellsmanagement.com</a></p> |
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## **SKI AREAS**

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| Arapahoe Basin <a href="http://www.arapahoebasin.com">www.arapahoebasin.com</a>              | (970) 468-0718 |
| Breckenridge <a href="http://www.breckenridge.com">www.breckenridge.com</a>                  | (970) 453-5000 |
| Copper Mountain <a href="http://www.coppercolorado.com">www.coppercolorado.com</a>           | (970) 968-2318 |
| Frisco Nordic Ski Center <a href="http://www.xcskiresorts.com">www.xcskiresorts.com</a>      | (970) 668-0866 |
| Nordic Ski Center <a href="http://www.breckenridgenordic.com">www.breckenridgenordic.com</a> | (970) 453-6855 |
| Keystone <a href="http://www.keystoneressort.com">www.keystoneressort.com</a>                | (970) 496-4000 |
| Loveland <a href="http://www.skiloveland.com">www.skiloveland.com</a>                        | (303) 571-5580 |
| Vail Resorts <a href="http://www.vail.com">www.vail.com</a>                                  | (970) 754-8245 |