

PROSPECT POINT TOWNHOME ASSOCIATION
HOUSE RULES FOR ALL OWNERS, GUESTS AND TENANTS

Under Article 6.4 of the Townhome By-Laws for Prospect Point Townhomes, the Board of Directors is empowered to ESTABLISH AND ENFORCE such reasonable HOUSE RULES as may be necessary for the use and occupancy of the Townhome project. The Board requests cooperation of all owners, guests and tenants in making the Prospect Point Townhomes a pleasant place to live in or spend your vacation.

1. PARKING

Parking is provided for owners and guests only in designated garage spaces and driveways. Owners and guests must cooperate in using additional spaces.

- A. Snowmobiles, boats, boat trailers, RVs, Campers or trailers, may not be stored in the driveways unless specifically authorized by Manager. All vehicles parked in driveways and parking spaces must be licensed, registered and operating. Storage is defined as being parked on one place longer than 72 hours.
- B. No RV trailer or such vehicle may be occupied while parked in the driveways.
- C. All vehicles must be moved for snow removal at direction of the manager. Accumulation of three inches or more of snow requires room for snow removal equipment to operate. Vehicles will be towed if necessary for snow removal.
- D. No vehicle repairs are permitted in the driveways, perimeter road or additional spaces, including boats, snowmobiles, etc.
- E. Vehicles parked in violation of the rules may be towed by a professional at owner/tenant/guest expense. The Manager has full authority to enforce these rules at the direction of the Board of Directors.
- F. Prospect Point Townhome Association is not responsible for any damage done to vehicles in the parking spaces and driveways.
- G. All units are adjacent to the driveways and perimeter road. Please do not to play loud music, talk loudly or make noise in the parking spaces or driveway during sleeping hours (10:00 PM to 8:00 AM).

2. COMMON AREAS - Common areas are defined as the driveways, parking spaces, road, walks landscaped areas, stairs, front patios and porches.

- A. Loitering, loud voices, running, playing and riding wheeled vehicles are prohibited on stairs.
- B. Damage to common areas and cost of repair will be charged to owner/guest/renter involved.

- C. **Noise rule.** No loud, abusive or drunken behavior or use of illegal substance will be tolerated. **NOISE LEVELS** - All owners/guests/renters are asked to exercise reasonable care in maintaining a low noise level and keeping the volume down on radios, stereos and TVs. Please remember, many of your neighbors may "turn in" very early after a long day of work, skiing or other outdoor exercise. Violations of a "noise rule" should be reported to the manager (970-468-9137) who has been authorized by the Board of Directors to request police assistance if necessary to maintain the peace of the complex.
- D. No fireworks or firearms may be fired or discharged on the premises.
- E. Any damage or clean-up caused by repairs or alterations to individual units is the responsibility of the owner of the unit.
- F. Appropriate outdoor furniture must be used on patios and balconies.
- G. Window Coverings color is limited to white, off-white, beige or wood tone finish and are to be consistent throughout the unit.
- H. Any behavior that creates a nuisance in common areas or limited common areas is prohibited, including, but not limited to, smoking, noise and pets.

Report all infractions of rules to the manager by calling 970-468-9137. The Manager has full authority to handle all problems as directed by elected Board of Managers.

3. Units/Apartment/Partywalls

An owner shall not make structural, mechanical, electrical or general alterations to a unit or installations located therein without previously notifying the managing agent for the Prospect Point Townhome Association in writing. The Association shall have the obligation to answer within ten days after such notice and failure to do so within such time shall mean that there is no objection to the proposed modification of alteration.

ANY MALFUNCTION that occurs in a unit is to be reported to Summit Resort Group Management Company (468-9137). In the case of an emergency, the report is to be made immediately, otherwise please make the report during normal working hours.

- A. Quiet time for all units is designated from 10:00 PM to 8:00 am.
- B. The manager will advise individual owner/guest of noise complaints, such as loud TV, 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.
- C. Owners/guests/renters are responsible for removing all garbage/trash, recycle materials and ashes from the unit and depositing in containers in designated trash enclosures.
- D. Balcony area must be kept neat and orderly - not used for storage. Items permitted: porch furniture,

gas or electric barbecues only, skis or bicycles. Do not throw items (i.e., cans, cigarette butts, or solid objects) from balcony.

- E. **Outdoor Grills** - Only gas or electric grills and gas or electric fire pots and pits may be used in the Prospect Point complex. The use of flammable liquids to start fireplace fires is forbidden, as is the storage of flammable materials. All propane, natural gas and electric grills, fire pots and fire pits must be attended at all times when in use. Use of charcoal grills, wood fire pits and wood fire pots of any sort is **strictly** prohibited.
- F. **Storage** - 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.
- G. No advertisements are allowed from porches or balconies including real estate "For Sale" signs.
- H. Real Estate signs are permitted to be placed in windows only. Open house signs are permitted but must be put up and taken down each day.
- I. **Lighting/ decorations;**
Clear, non-flashing owner added lighting is limited to side and rear patios and decks for use before 10:00 p.m. Owners are asked to communicate with adjoining units to ensure that any lighting doesn't interfere with neighboring owners' enjoyment and that lighting is turned off by 10:00 p.m.

Owners are permitted to display holiday type lighting (colored lights, flashing lights) or other lighted decorations to their units during the holiday season from Thanksgiving to January 15th each year. Such lighting is not allowed during the remainder of the year.

4. **PETS**

- A. Owners are allowed to have pets providing the pet does not create a nuisance. Tenants, renters and guests of tenants **are not** allowed to bring pets to Prospect Point **without** permission granted by the Prospect Point Townhome Board of Directors.
- B. Owners are required to clean up after their pets in all common areas. Owners will be charged for repairs of any damage caused by pets.
- C. **All pets** of Owners and Guests must abide by Town of Frisco pet restraint restrictions.
- D. Local authorities will deal with abandoned, mistreated, dangerous, or loose pets. Pets may not be chained and/or unattended in or on common area including balconies or patios.
- E. Noise and disturbance caused by pets will not be tolerated. Repeated offenses will be dealt with as specified in the Covenant and rule Enforcement Policy.

5. **MANAGEMENT CONTROL**

- A. The managing agent has full responsibility and authority to enforce these rules.
 - B. 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.
 - C. Manager will have access to any unit, as provided in the Association By-Laws. Manager will do no alteration or change of locks without authorization. There will be weekly inspections for preventative maintenance of all unoccupied units.
 - D. Manager is not responsible to taking or delivering personal messages. Emergency messages will be taken and delivered if possible. Manager is not responsible for rental related problems (i.e., housekeeping, linens, and key access).
 - E. Manager will not hold or release keys to individuals for access to units without authorization from the owner.
 - F. Manager is not responsible for showing rental or sales property.
 - G. Manager has full authority to enforce all rules at the direction of the Board of Managers.
- 6. HOT TUBS** – Special rules have been instituted regarding use of individual hot tubs (attached). Manager has full authority to enforce all rules at the direction of the Board of Managers.

NOTE: Each hot tub is individually owned and maintained. The owner is responsible for maintenance and repair. There is no common hot tub for the Townhomes.