

**RULES AND REGULATIONS  
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Revised 22 May 2023

Legislative procedures and policies that have been adopted to comply with various laws are a part of the governing documents for the Homeowners' Association. As such these are attached to the Rules and Regulations for ease of reference.

All owners and non-owner occupants, guests, renters or rental agencies shall comply with these Rules and Regulations. Most of these rules and regulations can be found in the HOA Covenants and Declarations

1. Owners assume full responsibility for personal injury or property damage caused by their pet. All pets must be under direct supervision of their owners. Per the condominium declarations, only owners and not renters are allowed to keep pets in their units and in the common areas.
2. Tenants shall not make or permit to be made any disturbing noise, or do or permit any act, which unreasonably interferes with the rights, comforts, or convenience of any other occupant.
3. Any damage to common elements or common personal property caused by the Owner or child, guest, tenant, or invitee of a unit Owner shall be repaired at the expense of that unit owner. Unit Owners are responsible for the actions of their guests, renters and agents (including rental agents and contractors).
4. Fireworks of any kind shall not be stored, carried, ignited, displayed or exploded on any part of the project except as expressly authorized by the Board of Directors. Firearms shall not be discharged anywhere on the project.
5. Access to all entry doors into each unit is needed by the Manager for emergency access purposes (fire, water leaks, etc.). All Owners must provide the Manager access to their units by having their entrance lock master-keyed to a project master key, or provide the access code to an on-site physical lock box containing the entrance keys, or provide an access code to the keyless entry system, if one is installed on the unit.
6. Garbage and trash shall be deposited into the large metal trash dumpster. No trash is to be stored, even temporarily, on the balconies or patios. No trash or cigarette butts shall be thrown onto the grounds. Items that are acceptable for the Summit County Single Stream Recycling Program\* should be separated out and placed in the designated bins behind the dumpster. (At the time of this document's revision paper, cardboard, aluminum & tin cans, and #1 & #2 plastic containers are recyclable)  
\* (<https://highcountryconservation.org/recycling-in-summit-county/>)
7. The balconies, decks and patios shall be used only for the intended purpose and shall not be used for open storage or hanging of garments or other articles.

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8. Owners shall be responsible for providing keys to friends, renters or guests occupying with direct authority. If a rental agency is involved, it shall be the agency's responsibility to distribute the keys to the renter. At no time is management responsible for providing access to private condominium units. Only people authorized by an Owner or rental agency will be given access to a unit.
9. Common sidewalks, driveways, entrances and passways shall not be obstructed or used for any other purpose than ingress and egress. Personal property shall not be left in any common area without the permission of the Board of Directors.
10. The Association assumes no liability for nor shall it be liable for any loss or damage to articles left or stored in any common area or unit.
11. No structural work of any kind shall be done upon the interior or exterior building walls or common elements, by any unit occupant, without the approval of the Board of Directors. Exterior wiring for electrical or telephone installation or for any other purpose, television or radio antennae, or air conditioning units shall not be installed except as may be expressly authorized and approved by the Association's Board of Directors. Note that deck extensions come with continuing additional expenses for repair and maintenance of the additional square footage above the original construction square footage.
12. All maintenance work on the exterior of the buildings should be either given to the Manager to repair or approved by the Board of Directors if the individual owner requests to repair such item.
13. Charcoal barbecue grills are not permitted.
14. It is recommended that no more than one occupant per 250 square feet of space shall live in any one unit. Occasional guests are excluded from this requirement.
15. Comcast Cable and Internet: The HOA provides cable TV to three outlets in each unit, and basic internet to one outlet in each unit. Comcast provides each unit one digital receiver, two basic receivers, three remote controls, and one internet modem. Any additional services or equipment will be the responsibility of the resident. The HOA and the Managing Agent have no fiscal responsibility for these boxes. Should a unit sell, it is up to the buyer and seller to ensure all boxes are accounted for. The same holds true if the unit is rented and there is a change in tenancy. Owners are solely responsible for the digital cable boxes.
16. For any insurance claim involving an individual unit, owners are responsible for repair costs up to and including the Association's insurance deductible. All owners are required to have a homeowner's insurance policy that is adequate to cover the HOA deductible. Proof of insurance must be provided to the Managing Agent by January 1<sup>st</sup> of each year.

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**PARKING REGULATIONS**

- A. Vehicles parked in front of a dumpster, blocking other vehicles, or blocking other parking spaces may be towed at owner's expense with 24 hours' notice.
- B. Vehicles in non-operating condition left parked for one week on the premises may be towed at owner's expense with 24 hours' notice.
- C. Unregistered vehicles parked in the project will be identified to law enforcement for further action.
- D. Working on vehicles parked on the premises is not permitted except for emergency repairs. Any vehicles leaking oil or other fluids must be removed and all traces of oil or other fluids must be cleaned from the area. Failure to do so will result in a charge to the offending unit for clean-up.
- E. Each unit has allowed permanent parking for two (2) vehicles, one inside the unit's garage, and one in the unit's driveway. The extremely limited number of spare parking spaces in the complex (9 spaces--summer, 6-7 spaces--winter), are for guest vehicles, with a maximum of one (1) guest per unit. Thus, there is a three (3) vehicle limit per unit at any one time. During the snow season, vehicles parked in the four spare spaces adjacent to the dumpster (snow storage area) must be moved by 8:00 a.m. Vehicles parked in this area after this time may be towed at owner's expense with 24 hours' notice.

**STORM DOORS**

No make and model storm door has been officially approved but it is recommended by the Board that homeowners wishing to install a storm door should follow the similar EMCO model currently installed on units on building 104. If another type of door is selected, Board approval is required prior to installation. If storm doors are installed in conjunction with fiberglass regular doors, storm doors must be vented to prevent heat build-up between glass and fiberglass doors. Heat build-up will cause fiberglass doors to delaminate. Vent via screens or louvers at bottom of door.

**CHANGES TO RULES AND REGULATIONS**

The foregoing Rules and Regulations are subject to amendment by the Board of Directors, and subsequent communication to the project owners.

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#### **ENFORCEMENT OF RULES AND REGULATIONS**

The Board of Directors has the authority to institute a schedule of reasonable charges against Owners or their agents for violation of these Rules and Regulations, as long as they are consistent with Colorado legislation. Reasonable procedures including notice of alleged violations and opportunity to be heard by a grievance committee, shall be implemented by the Board and costs incurred by the Association in enforcing these Rules and Regulations shall be charged to the violating Owner. Details are provided in the “POLICY OF THE POINTE AT LAKE DILLON HOMEOWNERS ASSOCIATION REGARDING POLICIES AND PROCEDURES FOR COVENANT AND RULE ENFORCEMENT”. A brief summary of the Enforcement processes is given below. (If there is any difference between that listed below and the ENFORCEMENT POLICY noted above, the POLICY will apply.)

#### **PROCESS FOR VIOLATIONS DEEMED A THREAT TO PUBLIC SAFETY OR HEALTH**

**First notice of violation:** Initial letter sent Owner, who then has 72 hours to cure violation. If on inspection violation is uncured after 72 hours, a fine of \$50 will be levied, and the Association may take legal action against Owner for the violation. An additional \$50 fine will be applied every subsequent 48 hours the violation remains uncured (up to a total fine of \$500).

#### **PROCESS FOR VIOLATIONS THAT DO NOT THREATEN PUBLIC SAFETY OR HEALTH**

**First notice of violation:** Warning letter sent to Owner, who has up to ten (10) days to cure violation.

**Second notice of violation:** Initial Letter (of same covenant or rule) – Owner has thirty (30) days from receipt of Initial Letter to cure the violation and avoid a \$250 fine.

**Third notice of violation:** Second Letter (of same covenant or rule) – Owner fined \$250.00; Additional thirty (30) days to comply. If violation is uncured after the second 30-day period, an additional \$250 fine is assessed. The Association may turn over any violation to the Association’s attorney to take appropriate legal action once the second thirty (30) day period has expired.

**VIOLATION CURED BY OWNER:** Once either violation type is deemed cured, the Association will provide Owner notice that the violation is cured and no further fines will be imposed, and identify any outstanding fine balance Owner still owes the Association.

**VIOLATION DISPUTED BY OWNER:** There is defined process for Owners to dispute violations as detailed in the above-mentioned ENFORCEMENT POLICY.