

THE TOWERS AT LAKEPOINT ASSOCIATION

RULES AND REGULATIONS

*Applicable to all owners,
occupants and visitors*

Adopted April 6, 2020

HELPFUL CONTACT INFORMATION

FIRE, POLICE, MEDICAL EMERGENCY 911

EMERGENCIES AND PROPERTY MANAGEMENT.

- IN CASE OF MEDICAL, FIRE, POLICE, OR OTHER EMERGENCIES, CALL 911.
- Non-emergency calls, such as transients or dangerous animals at large, please call the Frisco Police Department at 970-668-8600.
- Property management emergencies, call Summit Resort Group at (970) 470-5252 or (800) 944-9601.

Property management emergencies generally consist of leaking pipes, no hot water, or no heat. If your call is a property management emergency, make sure that you relay that you need immediate assistance.

ASSOCIATION'S PROPERTY MANAGEMENT AGENT

SUMMIT RESORT GROUP 800-944-9601 970-468-9137 24/7 Emergency Property Management Issues <i>Property Administration, Accounting and General Property Maintenance</i> 3550 Lake Dillon Drive, Dillon, CO 80435 Info@srgsummit.com
Kevin Lovett President, Summit Resort Group

TOWERS AT LAKEPOINT ASSOCIATION EXECUTIVE BOARD TowersBOD@gmail.com

DILLON TOWING AND RECOVERY 1-970-468-2907 or Toll Free 1-800-748-2647

RECYCLING Free recycling is available the Frisco Recycling Center in the County Commons, off highway 9 and CR 1004 at the south end of Frisco, as well as in single-stream receptacles all around town; no glass or plastic bags. Walmart and grocery stores recycle plastic bags. Paint may be recycled at Sherwin Williams. Items not allowed in the trash may be taken to the Summit County Landfill. Please check local websites for details.

UTILITY SERVICE NUMBERS

- XCEL ENERGY (800) 895-4999 or visit their website at www.excelenergy.com
- CENTURYLINK (LOCAL PHONE SERVICE) (970) 797-4930 OR (800) 261-1961
- COMCAST (XFINITY) CABLE & INTERNET (800) 934-6489

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INTRODUCTION. ADOPTION AND AMENDMENT PROCEDURE

Pursuant to Article V of the Bylaws of The Towers at Lakepoint Association, the Owners will constitute the Association, who will have the responsibility of administering the Property through an Executive Board. Included in the responsibilities of the Executive Board are the duties to administer and enforce the covenants, conditions, restriction, obligations and all other provisions of the governing documents and to establish, make and enforce compliance with such reasonable rules as may be necessary for the operation, use and occupancy of the Units and the Common Area with the right to amend same from time to time.

As required by Colorado State Law, the Executive Board adopted a Policy Regarding the Adoption and Amendment of Policies and Rules on August 7, 2014, which clarifies the Executive Board's authorities, and requires rules to be adopted at a meeting of the Executive Board, and requires notice of the adoption, amendment or repeal of a rule to each Unit Owner by mail after adoption.

The Executive Board seeks to make the Towers at Lakepoint a pleasant living environment for all residents, owners and renters and guests alike. To this end, the following Rules and Regulations are set forth, as required by the provisions noted above. The Bylaws empower the Executive Board to establish and enforce such measures as it deems reasonable and necessary for the operation of the Condominium project. The Executive Board also has the right to amend these Rules and Regulations at its discretion, and to approve applications from owners for exceptions to these Rules and Regulations at its discretion. We hope that all of the owners and occupants abide by the Rules and Regulations set forth below so that we can work together to make the Towers at Lakepoint an enjoyable, safe and attractive place to live and vacation.

SECTION 1. GENERAL PROPERTY RULES

- A. **Access** Common sidewalks, driveways, entrances, and passageways shall not be obstructed or used for any other purpose than ingress and egress. Personal property or pets shall not be left or stored on the Common Elements.
- B. **Barbeque Grill**
1. The grill is for the use of all Towers owners and guests.
 2. A Unit key is required to access the natural gas valve.
 3. Instructions for access and operation of the grill are available to all Unit Owners on the Association's website.
 4. Please clean up the grill and lock the natural gas access door when finished.
- C. **Building Access Codes** Building access codes are changed periodically. Notice is given to all Owners at least seven (7) days prior of new access codes by Property Management Agent personnel.
- D. **Common Property**
1. Storage of any kind is expressly prohibited on or in any Common Property unless the area is expressly designated for such purpose.
 2. The Unit Owner is responsible for his own conduct, and that of his/her tenants or guests. It will be the Unit Owner's responsibility to understand and observe all regulations, and to enforce rules and regulations with tenants or guests.
 3. Any damage to or alteration of the Common Element of the Property caused by any Unit Owner, tenant or guest shall be the responsibility of such Owner and the Owner shall be assessed for the cost of repairing such damage or restoring the altered Element.
- E. **Deliveries**
1. **Entrances and Exits:** Exterior doors shall not be propped open except during active entrance and exit through said doors.
 2. **Delivery of Large Objects:** All Unit Owners and tenants must arrange for elevator padding at their own expense if large objects are to be moved in the elevators. Elevator weight restrictions are noted inside the elevator. Overweight and oversized objects must be moved using the exterior stairs.
 3. **Building Access for Delivery Personnel:** Building access codes may be provided as part of the delivery instructions only to trusted delivery services.

- F. Elevators** No one shall unnecessarily hold or otherwise interfere with the normal operation of the elevators.
- G. Fire Suppression System and Sprinklers** Fire suppression sprinklers and smoke detectors in units 201-708 are connected to the property-wide fire suppression system. No action to render sprinklers or smoke detectors inoperable is allowed. No items of any type or size may be attached to or hung from any fire suppression sprinkler or smoke detector.
- H. Fireworks** No fireworks of any kind are permitted on the Property.
- I. Garages**
1. Except when entering and exiting the garages, garage doors must be kept closed, to present an attractive appearance to the Property, to prevent unauthorized access to the buildings, and to prevent interior water pipes from freezing during cold weather.
 2. Car engines shall not be left running while the vehicle is parked in a garage.
 3. Rental of unused garage space by one Unit Owner to another Unit Owner is permitted with approval by the Executive Board. Rental of garages to non-owners at the Towers is not permitted.
 4. The attachment of any items to garage walls, pillars or roof is not permitted without application to and approval by the Executive Board.
 5. See also detailed rules and regulations for Parking and Authorized Vehicles in Section 2.
- J. Garbage/Trash**
1. Receptacles in the lobby area are for walk-in/out guests only, and are not for the bagged trash, pet refuse or smoking waste.
 2. All household trash shall be placed in durable plastic bags and secured tightly, placed in the dumpster, located in the rear parking lot in the enclosed building, and the doors to the trash building should be closed properly upon leaving the enclosure.
 3. All trash must be contained in the dumpster and not extend above or beyond the dumpster walls. No garbage or refuse may be placed outside of the dumpster in the Trash Garage or any other common areas.
 4. Only household refuse shall be disposed of in the trash dumpster.

5. All persons, including housekeepers, shall keep trash in their possession at all times and shall not drop trash or any other item from balconies. All garbage shall be kept from public view and disposed of with reasonable promptness.
6. Disposal in the dumpster of over-sized items, construction waste, electronics, paints, combustible materials, toxins and other trash that requires special processing at the landfill is prohibited. Please make arrangements with Property Management Agent personnel if you need to dispose of such items. Owners will incur all charges related to those disposals.
7. Recycling is available at various local free drop-off centers.

K. Grills/Fires on Decks and Balconies

1. No natural gas, propane, electric or charcoal grills may be used on any private deck in the north or south Towers buildings, including Units 201-708.
2. Propane or electric grills may be used on the private decks for Local Housing Units (LHU, Units 1-6); however no food smoking or grilling with wood chips is allowed.

L. Hot Tub The access code to the hot tub area is the same as the access code to the lobby. See Hot Tub Rules and Regulations in Section 3.

M. Lobby

1. Golf spikes, ski boots, snow shoes, crampons, and similar footwear are not permitted to be worn in the lobby.
2. Bicycles are not permitted in lobbies nor may be ridden or wheeled through the hallways.

N. Noise Levels and Quiet Time

1. Quiet time is 10:00 PM to 8:00 AM. Please be considerate of others and keep noise levels to a minimum during these designated hours.
2. Occupants may not disturb the quiet enjoyment of any other occupant in the building at any time. Excessive noise in the building or adjacent grounds which may disturb the occupants of other Units is not allowed; including unreasonable noise levels from TV, radio or stereo equipment. Town of Frisco ordinances for noise and other behaviors will be strictly enforced.

- O. Parking** Parking at the Towers is extremely limited and strictly controlled by the Association using marked parking areas, authorized parking permits, and a combination of vehicle wheel “booting”, owner fines, and vehicle towing at the vehicle owner’s expense when violations occur. See detailed rules and regulations for Parking and Authorized Vehicle in Section 2.

P. Pets

1. Unit Owners are allowed two [2] household pets per Unit. Guests or family members staying 2 weeks or less are allowed to have one [1] pet on the Property; however, only three [3] pets per unit are allowed at one time.
2. Tenants, including short term and long term tenants, are not allowed to have pets in residence or on premises at any point in time.
3. The pet relief area is located near the dumpster in the rear of the building. Pet owners shall promptly pick up and dispose of bagged pet refuse and waste in the trash dumpster.
4. All pets must be leashed and kept under the pet owner’s control at all times while on Common Area Property.

Q. Property Management and Maintenance Access of Units

The Association’s Property Management Agent is authorized to access any Unit to make emergency repairs or to perform the duties and functions of which the Association is obligated or permitted to perform, including Unit inspection or other maintenance of the Common Elements of the Property. Property Management Agent personnel will provide advance notice when possible, and will always knock and announce before entering a Unit.

R. Security

1. If any suspicious activities are observed, notify the Town of Frisco police immediately. Document any vehicle license plate numbers or other identifying information you observe.
2. Do not open exterior doors for others without first identifying who is seeking entrance to the building.
3. Never leave any locked exterior door propped open.

- S. Smoking** Smoking or vaping *of any substance* is prohibited in any Common Element area of the Towers complex, including but not limited to lobby areas, meeting room, hallways, elevators, exterior balconies or walkways, hot tub and surrounding area, parking lots and driveways. Smoking waste, including cigarette butts, cigar butts, etc., shall not be discarded on any Common Element areas of the Towers.

- T. Snow Removal** The Towers at Lakepoint is located in a high altitude mountain community, and is subject to alpine conditions more than half the year. Be prepared for snow and ice, both on the ground and parking surfaces and falling from buildings. Use caution on interior floors and stairs, as they may be wet and slippery due to melting snow and ice, and on exterior halls and stairs that may have snow accumulations. Please wipe your feet on entry rugs to help minimize this condition.

Snow removal occurs once daily when more than three (3) inches of snow has fallen since the last removal.

U. Storage Closets

1. Storage closets are for the exclusive use of the Unit Owner to whom the closet is assigned. For Units 201-708, each Unit is assigned one Limited Common Element closet for use of the Unit Owner only.
2. Storage of gasoline or any other flammable material is not permitted. Storage of explosives, ammunition, firearms or any other item that is potentially harmful or hazardous is not permitted.
3. Storage closets must be kept locked at all times. The lock must be provided and maintained by the Unit Owner.
4. Any item found outside of the storage closets in corridors will be disposed of by maintenance personnel without notice.
5. The Association shall not be liable for any loss or damage to articles left or stored in any Unit or Common Element, including storage lockers.

SECTION 2. PARKING AND AUTHORIZED VEHICLES

Parking at the Towers is very limited, especially during high-occupancy periods such as holidays, or periods where snow must be stored on or around the parking surfaces. The Towers consists of 62 units, and off-street parking is limited to a maximum of 112 spaces (including 56 garage spaces, 32 dedicated spaces outside of garage doors, 4 handicap accessible spaces, and 30 undesignated spaces, assuming that no snow is stored on the parking surfaces). The Towers and many of its parking surfaces are located adjacent to wetlands that feed into Dillon Reservoir, a protected wetland system. Accordingly,

A. Vehicle Requirements

1. Oversized vehicles, such as large trucks [over 20 feet in length or over one ton], recreational vehicles such as boats, motorhomes, camper shells, horse trailers, and other trailers are prohibited from parking in the parking lot except for temporary loading and unloading. Prohibited vehicles are subject to being towed unless prior approval has been obtained from the Executive Board. Maximum time for loading or unloading with Executive Board approval is 24 hours.
2. Vehicles must be properly maintained. All vehicles must display valid license plates and be in operable condition. All vehicles shall meet local noise and emission requirements.

B. Assigned and Unassigned Parking

1. Each Unit, except Local Housing Units, has one dedicated garage space. Unit 705 has one additional dedicated garage space. Garage spaces are Limited Common Elements of the Towers, and as such are Common Elements allocated for the exclusive use of the Owner. These garage spaces may not be leased, loaned, or otherwise assigned to any other party other than the owner, guest or tenant of that Unit without the written approval of the Executive Board. Garage or parking spaces shall not be leased to a party who does not own at the Towers.
2. Some Units (32 of 62 units) have an additional assigned parking space located outside of their dedicated garage space, so designated by Unit numbers above the garage door and painted parking stripes. Only an owner, guest or tenant of that Unit are allowed to park in those assigned spaces.
3. All remaining parking spaces are unassigned.
4. Each Unit is allowed a maximum of two vehicles to be parked overnight at the Towers. These vehicles must be parked in the dedicated garage or assigned parking space, if such spaces are assigned to the Unit. All other parking is in unassigned parking spaces on a first-come, first-served basis.

C. General Parking Rules

1. All vehicles owned or operating by any owner, resident or overnight guest parked from 10 p.m. to 8 a.m. in any outdoor assigned or unassigned parking space must display a Towers at Lakepoint Association parking pass in the vehicle, which is to be placed either hanging on the rearview mirror or on the dash and visible from the front windshield on the driver's side.
2. Short-term, temporary outdoor parking in unassigned spaces by Unit Owners or their guests is allowed until 10:00 p.m., if space is available.
3. Commercial vehicles may park in unassigned spaces so long as such parking is only for the period of time necessary to provide the commercial services requested by a Resident or the Association.
4. Parking in a designated "Fire Lane" as established by fire code regulation or "No Parking" area is prohibited at all times. Any vehicle parked in a fire lane may be ticketed by the Town of Frisco and/or towed at the vehicle owner's expense.
5. All vehicles are restricted to designated parking areas as identified by the painted parking stripes or garages. See Parking Map. Vehicles may not be parked, maintained or stored so as to obstruct passage of other vehicles on the Property. The parking or operation of vehicles of any type in landscaped areas is prohibited.
6. All traffic flow markings and signs regulating traffic or parking on the Property or as designated on the Parking Map in this document shall be strictly observed. All vehicles must be operated in a manner as to assure safety of pedestrians. Speed in excess of 10 miles per hour is prohibited.
7. Vehicle maintenance, including changing oil or draining of other fluids, maintenance that required the vehicle to be on blocks or jacks, or any maintenance that renders a vehicle inoperable for more than twelve (12) hours, may not be performed in the parking lots or garages. Vehicle and/or Unit Owners will be held accountable for damage to the asphalt or other surface and for assessments from governing entities as a result of leaking or spilled fluids, including, but not limited to, motor oil, antifreeze, and transmission fluid.
8. Vehicles may be required to be moved from assigned and unassigned parking spaces including garages for property maintenance or repair. Owners will be given notice, by phone or email, as far in advance as possible. In emergency situations, vehicles not moved may be towed. Owners may leave a key to vehicles in their unit for emergency situations and may notify the Property Management Agent of the location of the key.
9. After three (3) inches of snowfall has occurred, all vehicles must be removed from the outdoor paved parking areas between the hours of 10:00 a.m. and 2:00 p.m. to facilitate snow removal and storage.

10. Parking on the Property is limited by the Rules of the Association, the regulations of the City of Frisco, and Association snow removal and other property repair and maintenance requirements. The Executive Board shall have the authority to redirect or restrict the parking of any vehicle to facilitate traffic flow, parking access, property maintenance, snow removal or trash collection.

11. Off-site or street overnight parking is governed by the Town of Frisco. See Town of Frisco website and ordinances for off-site or street parking requirements.

- D. Enforcement** Any vehicle parked in such a manner as to violate these rules may be subject to the enforcement procedures set forth herein, including but not limited to, booting or towing, legal action, fines, etc. at the expense of the Unit Owner if the vehicle owner's contact information cannot be obtained or if the vehicle owner fails to pay such costs.

In the following circumstances, vehicles are subject to immediate towing at the vehicle owner's expense:

- Blocking another vehicle;
- Blocking the dumpster;
- Blocking the lobby entrance;
- Parking in a designated parking space in front of a garage dedicated to a specific Towers Unit number without being the owner, guest or tenant of that Unit;
- Parking in a designated fire lane (any area outside of painted parking spots) or blocking access to a fire hydrant.
- Parking outside of paved parking areas.
- Parking in a handicap-accessible space without a permit.

Replacement of an issued Towers at Lakepoint Association parking pass (lost, stolen, broken) will be at owner's expense, assessed at not less than \$50 per pass.

- E. Parking Map** The parking map on the following page indicates the location of assigned garages (GAR) and parking spaces (as indicated by the Unit number), handicap accessible parking (HC), unassigned parking spaces (UNASSIGN), fire lanes and no parking areas.

PARKING MAP



SECTION 3. HOT TUB USE

The hot tub is for the exclusive use of *Towers Owners, Residents and Their Guests Only*. Approximate temperature of the water is 102 degrees Fahrenheit. All persons using the hot tub do so at their own risk. Owners and the Executive Board are not responsible for accidents or injuries.

Noise from the hot tub carries into all units in the Towers. Please be considerate of disturbing others and be aware that your conversations can be overheard. The hot tub area is fenced and gated. The access code for the hot tub enclosure is the same as the access code for the Towers lobby.

HOURS OF OPERATION:

8am-10pm Sunday–Thursday

8am-11pm Friday–Saturday

HOT TUB RULES:

- Maximum spa occupancy 15 persons.
- No food, glass or animals allowed in the hot tub area.
- Children under age 16 must have adult supervision.
- No children under age 5 are permitted in hot tub.
- No diving, jumping, or running.
- No smoking.
- Elderly persons, pregnant women, small children, people with health conditions requiring medical care should consult with a physician before entering a spa.
- Hot tub immersion while under the influence of alcohol, narcotics, drugs or other medicines may lead to serious consequences and is not recommended.
- Enter and exit the hot tub slowly.
- Please shower before entering.
- Limit your soak to 15 MINUTES. Cool off before re-entry. Prolonged use may result in nausea, dizziness, or fainting.
- Do not enter if water temperature is over 104°F.
- Never use alone.
- Do not use the hot tub if there are problems with or concerns over water level or quality, offensive odor, missing or faulty components, equipment failure, or if there are potential hazards nearby. Notify Property Management Agent personnel immediately.
- Please keep noise to a minimum.
- Please replace hot tub cover after each use.
- Emergency assistance – call 911
- Persons using the hot tub do so at their own risk and sole responsibility, as neither the Owner nor Agents for the Association assumes any responsibility for any accident or injury in connection with use of the hot tub. The Association reserves the right to deny use of facility to anyone not complying with the rules.