

## **HOUSE RULES FOR ALL OWNERS, GUESTS AND TENANTS**

Under Article 6.4 of the Bylaws of the Villas at Prospect Point Condominium Association, Inc., 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 Prospect Point project. The Board requests cooperation of all owners, guests and tenants in making Prospect Point a pleasant place to live or visit.

1. **COMMON AREAS:** Villas at Prospect Point Condominium Association Common Areas are defined as the parking areas off of Point Drive, (except for the parking area adjacent to the wetlands opposite condominium buildings 1519/1521, and the parking area opposite townhome buildings 1512/1514 (behind condominium building 1513)), the two long driveways extending from between condominium buildings 1521/1519 to between condominium buildings 1507/1509 and from between condominium buildings 1519/1517 to between condominium buildings 1509/1511, as well as the walks, landscaped areas, stairs, patios, entrance balconies, and the hot-tub facility.
2. **SENSE OF COMMUNITY:** The Board of Directors wants to remind all owners, guests, and renters, that Prospect Point exists as a Community for many people. These House Rules have been adopted to help make Prospect Point a pleasant and desirable place to live. As you go about your daily life here, please remember that you have neighbors living close by. Many of your neighbors may “turn in” very early after a long day of work, or a day of skiing or other outdoor activity. Please keep clean the areas immediately around your units and help keep our common areas looking clean and neat. Parking is available for owners and guests in each owner’s garage. Parking spaces are provided by the Master Association on Point Drive opposite condominium buildings 1519/1521 and townhome buildings 1512/1514. Only owners are allowed to bring pets with them during their stay at Prospect Point as long as the pet does not create a nuisance. Owners are defined as: “Owner of record on the property deed filed with either the Townhome or Condominium Association, his or her spouse, their children, their grandchildren and their parents.”
3. **MANAGEMENT CONTROL:**
  - A. The Board of Directors has appointed Summit Resort Group (Manager) of Dillon, Colorado as the Managing Agent for the Villas at Prospect Point Condominium Association and has given the Manager full responsibility and authority to enforce these House Rules.
  - B. All owners, guests and tenants shall comply with requests of the Manager regarding these rules, but the owners are ultimately responsible for the behavior of their family, guests, and/or tenants. Therefore, while a violator is subject to

procedures, the non-compliance of the violator may result in a penalty assessment against the owner of that unit. The Manager may be contacted at (970)-468-9137.

- C. Damage to common areas and cost of repairs will be charged to owner/guest/tenant involved. Pet owners will be charged for damage caused by their pets. Villas at Prospect Point Condominium Association is not responsible for any damage to vehicles.
  - D. Manager will have access to any unit, as provided by Article XII, Section 12.2 of the Villas at Prospect Point Condominium Association Bylaws. No alteration or change of locks will be done without the authorization by the Manager.
  - E. Manager is not responsible for 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, key access).
  - F. Manager will not hold or release keys to individuals for access to units without authorization from the owner.
  - G. Manager is not responsible for showing rental or sales property.
4. HOMEOWNER/GUEST/TENANT RESPONSIBILITIES:
- A. An owner shall not make structural, mechanical, electrical or general alterations to a unit or an installation located therein without previously requesting approval in writing from the Villas at Prospect Point Condominium Association, the prescribed form for which is attached hereto. 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 or alteration.
  - B. ANY MALFUNCTION that occurs in a unit when the owner is not present is to be reported to the Manager (970-468-9137). In the case of an emergency, the report is to be made immediately, otherwise please make the report during normal working hours.
  - C. Any damage or clean-up caused by repairs or alterations made by an owner to his/her individual unit is the responsibility of the owner of the unit.
  - D. Owners/guests/tenants are responsible for keeping the areas around their units looking neat and clean, and for promptly depositing all garbage, trash and recycling in the containers in the designated trash enclosures on Point Drive.
  - E. Limited Use and Right to Lease: The Condominium Units shall be used and occupied solely for dwelling or lodging purposes, including parking of vehicles and storage in garage portions of Units and other uses customarily incident thereto, and shall not be used at any time for business, commercial or professional purposes; provided, however, that an Owner may use his Unit for a professional or home occupation, so long as the applicable zoning for the Project permits such

use, there is not external evidence thereof, and no unreasonable inconvenience to other Owners is created thereby. This restriction in use shall be subject to reasonable interpretation by the Board of Directors. Owners may rent their Condominium Units to others for these purposes. (This paragraph has been taken from Article 3, Section 3.5 of the Condominium Declaration for Villas at Prospect Point.)

5. **COORDINATION WITH MASTER ASSOCIATION HOUSE RULES:** The Prospect Point Master Association has a set of house rules which cover the use of the Master Association Common Areas, a copy of which is attached. Owners, guests, and tenants of any of the Prospect Point condominiums are reminded that they are subject to the Master Association House Rules as well as the Villas at Prospect Point Condominium Association House Rules that are given in this document.

6. **PARKING**

- A. Parking is not permitted in front of garages. Overflow parking is provided in several designated parking areas off the two long driveways defined in Section 1 above, as well as those designated on Point Drive. Except for these designated parking areas, parking is **NOT ALLOWED** on either side of Point Drive or Berino Court, nor along the long driveways.
- B. All vehicles parked in these areas must be licensed, registered, and operating.
- C. Any vehicle parked in any parking area must be parked completely within a single parking location, as defined by the painted lines on the pavement, without extending into the roadway. A parked vehicle may overlap more than one parking location for a maximum of 24 hours for loading and unloading purposes only.
- D. Recreational vehicles including motor homes, snowmobiles, boats, campers and trailers of any kind are prohibited.
- E. The Manager has the right to require that any vehicle be moved, or towed if necessary, for snow removal.
- F. No vehicle repairs are permitted in any parking area or along any roadway or driveway.
- G. No vehicle may be parked within fifteen (15) feet of a fire hydrant nor within a posted no-parking zone.
- H. All vehicles parked in violation of these rules shall be removed off-site at owner's expense after notification. Notice shall be posted on the offending vehicle a minimum of 48 hours before removal. Notice shall be posted on an offending vehicle only once. Should a posted vehicle be removed from the premises before the 48 hour grace period expires, and then later returned, no additional notice shall be given before removal of the vehicle by the managing agent or their contractors.

- I. Vehicles parked in these areas and left unmoved for more than seven (7) days shall be considered “in storage” and may be towed. Vehicles intended to be left unmoved for more than seven (7) days should be reported by the owner to the Association's managing agent, who shall specify where to park the vehicle in storage to avoid parking congestion or snow control complications.
- J. Electric Car Charging Station. Unit Owners are permitted to install electric car charging station within their own individual garages at the individual Unit Owner's expense. All required permits must be pulled for this electrical installation. Owners are not permitted to install an electric car charging station on Common Elements.

7. NOISE:

- A. Quiet time for all units is designated from 10:00 pm to 8:00 am
- B. No loud, abusive or drunken behavior or use of illegal substance will be tolerated. No loud noise will be tolerated from radios, stereos, or television sets, nor from individuals or groups of individuals in the Prospect Point complex. Noise and disturbance caused by pets will not be tolerated. The Manager has the right to request police assistance if necessary to maintain the peace of the complex.

8. UNITS:

- A. Only outdoor porch/patio furniture may be used on patios and balconies.
- B. Window coverings - must be white or off-white in color.
- C. Running, playing and riding wheeled toys, scooters, skateboards, of other vehicles are prohibited on stairs.
- D. Balcony area must be kept neat and orderly - not used for storage. Items permitted: outdoor porch/patio furniture, Non –nuisance lights and decorations are permitted up to 45 days of the year.
- E. Outdoor Grills – Grills of any type are not permitted to be placed, stored or used on unit decks and patios.
- 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 may be permanently attached to a unit, nor may such signs be displayed anywhere (including common areas) overnight.
- H. Garage doors should be kept completely closed except when the garage is actively attended
- I. “Seed” Bird Feeders are not permitted to be used on site. Liquid Bird Feeders, such as hummingbird feeders, are permitted.

9. FIREWORKS/FIREARMS: No fireworks or firearms may be fired or discharged on the premises.

10. PETS:

- A. Non-owners (owner is defined in Section 2 above), guests, tenants and guests of tenants are NOT ALLOWED to bring pets to Prospect Point.
- B. Pet owners are required to clean up after their pets. (At six locations along Point Drive and Berino Court, plastic bags are provided for pet owners for cleanup use.)
- C. ALL PETS must be carried or restrained on a leash when they are outside owner's unit (this includes cats!). (Frisco Town Code, section 79-2)
- D. No household shall keep more than three (3) adult dogs or cats. (Frisco Town Code, section 79-16)
- E. Pets may not be chained and/or left unattended on balconies or in the Villas at Prospect Point Condominium Association Common Areas. The Manager will call local authorities to deal with abandoned, mistreated, dangerous, or loose pets.

11. HOT TUB RULES: Hot tub rules are posted at the tub facility and are attached to this document. All hot tub rules must be strictly followed.