

**House Rules for all Owners, Guests, and Tenants**  
**Yacht Club Condominiums Inc. (YCC)**

**Authority:** Pursuant to the authority granted by the Resolution of Rules Violations of the Yacht Club Condominiums, the Articles of Incorporation, the Bylaws, and by the Condominium Declarations for the Yacht Club Condominiums (the "Declaration"), together with any Amendments, the Board of Directors of the Yacht Club Condominiums hereby enacts the following rules and regulations, and policy for enforcement thereof. These rules and regulations shall replace all existing rules and regulations, as of **December 1, 2011**. If any provision herein conflicts with the contents of the Declaration, the Declaration shall take precedence.

**I. PARKING (Temporary Parking Rules To Be Updated After Final Litigation) See attached recent Updates:**

- A. Parking is provided in designated lined spaces for owners, guests, or tenants only. Only vehicles with YCC parking hangtags or stickers are allowed to park in the YCC parking lot. (At this time, one parking tag will be issued for a one bedroom YCC unit, 2 parking tags for two and three bedroom units. All other vehicles may park nearby or adjacent to YCC on Gold Run or Tenderfoot, or in Dillon public parking in town center. All vehicles parked on the premises must be parked between the lines and be currently licensed, registered, operable, and display a Yacht Club parking tag at all times. Due to the limited number of parking spaces available, all commercial vehicles, RV's, and trailers, must be parked elsewhere, not on YCC property. No vehicles are to be stored or remain parked in the same space for more than 2 days.
- B. Snow Removal Policy: Signs will be posted by the property manager when the first snow removal will take place. All parked vehicles are to be removed from the YCC parking lot at the stated time. In addition, all vehicles must be removed from the parking lot every Wednesday after the first snow removal from 10:00AM to 2:00 PM. Failure to comply with either regulation will result in the towing of any vehicle, without notice, at the sole discretion of the property manager.
- C. No vehicle repair or washing of vehicles is permitted on the YCC premises.
- D. All residents must abide by these parking rules. Vehicles parked in violation of these rules may be towed at owner/guest expense. The property manager has full authority to enforce the rules at the direction of the Yacht Club Condominium Association Board.
- E. Yacht Club Condominium Association is not responsible for any damage done to vehicles parked on the premises or removed due to a parking violation.

**II. COMMON AREAS:**

Common Areas are identified as the landscaped and picnic areas, all walkways, patios, hot tub/sauna area, laundry room, dumpster enclosure area, and the parking lot.

- A. All loud noises of any kind are prohibited during the "quiet" hours of 9:00PM to 8:00AM.
- B. Personal use of Common Area utility outlets (electric or water) is prohibited.
- C. The cost of repair for damage to Common Areas will be charged to the responsible owner, tenant or guest, if appropriate. It is reiterated that Owners are liable for the actions of their tenants and guests.

- D. Non-licensed vehicles, such as go-carts, ATV's and other motorized vehicles are not allowed on common areas.
- E. Laundry facilities are located on the garden level and are for private use of owners, owners' guests and owners' tenants. Non-resident visitors are prohibited from using these facilities. All equipment must be used in the appropriate manner. The laundry facility is available 24 hours per day.
- F. Smoking is not permitted anywhere in the indoor Common Areas.
- G. No loud, abusive or drunken behavior or use of illegal substances is allowed. Such behavior may result in expulsion from the premises.
- H. No trash, garbage, used or new carpet, unused building supplies, etc. may be stored anywhere within the Common Areas. This includes decks and patio areas. No items such as ashtrays and flower pots may be placed on the deck railings, unless permanently attached.
- I. Charcoal grills and outdoor cooking fuels are not permitted. The items are not to be used or stored inside a unit, on decks, patios or any common area. Burning charcoal or wood is allowed ONLY in the provided charcoal grills in the picnic area.
- J. Gas grills are permitted on the patio and deck areas only.
- K. No fireworks or firearms may be fired or discharged on the premises.
- L. Only appropriate outdoor furniture is to be placed on patios, sidewalk areas, and decks.
- M. Littering or throwing of any waste object including, but not limited to, paper, cigarette ashes, cigarette butts or any other trash is prohibited in all common areas.
- N. Any damage to, or cleanup of, the Common Areas caused by repairs or alterations to individual units must be immediately attended to and removed by the responsible YCC owner.
- O. All discarded furniture, mattresses, large appliances, building materials, bicycles, unused firewood, etc., are to be removed from all Common Areas by the owner and placed in a PUBLIC waste area. These waste items are not to be placed in the YCC dumpster or near the YCC dumpster.
- P. As required by the Fire Department, no storage of firewood or other wood products are allowed on patios or decks at any time.

### III. **HOT TUB/SAUNA:**

- A. Hours are from 10:00AM to 10:00PM.
- B. The facilities are for private use of owners, their guests, and tenants.
- C. Everyone using the facilities must follow all House Rules and posted signs.
- D. Children under the age of 18 must be in the company of an adult. No children in diapers are permitted in hot tub/sauna area.
- E. No food, glass containers, or brittle items are allowed in hot tub/sauna area. Any abuse of alcohol (i.e. loud behavior or drunkenness) will result in immediate expulsion from the premises.
- F. Use of hot tub/sauna is completely at the user's risk.
- G. Any Owner, owners' guest, or tenant causing damage to the hot tub/sauna area shall be liable for payment of any costs associated with the repair of such damage. The YCC owner is ultimately responsible for any damage.
- H. Violators of these rules will be asked to leave the premises, and future use can be restricted.

### IV. **UNITS:**

- A. A "unit" means the individual air space, which is contained within the perimeter walls, floors, and ceilings. An Owner's tangible interest is therefore considered from the "paint in."

- B. An Owner, at his own expense, is responsible for all maintenance and repair work within his own unit. Repairs of all internal utility installations for the specific use of that unit, from a point where the installation enters the unit, shall be at the Owner's expense. All doors and windows are to be repaired and replaced at the expense of the Owner. Should the Association conduct any repairs or maintenance on an Owner's behalf, the cost of such shall be considered a special assessment and charged to the Owner's account with the Association, with all rights of collection available for such assessments as contained in the Declarations and Bylaws.
- C. Effective September 1, 2014, and all years thereafter, all units with hot water heating systems must be protected with glycol or equivalent suitable liquid anti-ice product in their heating systems, to protect their system to 0 degrees Fahrenheit. If an owner violates this rule and said violation causes damage to theirs or their neighbor's units, that owner will be liable for the entire cost of the damage to all units affected, which may be substantial.
- D. No Owner shall do anything that will impair the structural soundness or integrity of the buildings or other Common Elements. Should another unit or any part of the common elements sustain damage as a result of negligent or deliberate conduct of an Owner, his tenants, guests or other invitees, that Owner shall become responsible for the cost of repairs and possible injury to others. The association may conduct such repairs at their own discretion.
- E. Owner shall not make structural, mechanical, electrical, or general alterations to a unit or installations located therein without previously notifying the property manager for the YCC in writing, including copies of required building permits required by local ordinances. The association shall have the obligation to answer within ten (10) 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.
- F. Owner shall not make any addition or alteration to the exterior of the building without the written consent of the Board.
- G. Quiet time for all units is from 9:00 PM to 8:00AM.
- H. Advertisements of any kind are to be displayed from any unit's windows, balconies or anywhere else on the premises. An exception exists for signs offering a unit for sale or for rent. One sign only may be placed in one window of the unit. The sign cannot be larger than five square feet in size.
- I. It is prohibited to hang garments, sheets, rugs, and other materials from the windows, patios or decks. Customary binds and drapes are allowed and encouraged (No Sheets). All bent and damaged blinds and drapes are to be removed and/or replaced. Only hummingbird feeders are permitted on patios and decks. Birdseed attracts rodents and other wild creatures; therefore other bird feeders are not permitted.
- J. A unit may be used for residential purposes only. The number of occupants allowed in any unit leased for a period of thirty (30) days or more is restricted to:

One bedroom unit	2 people
Two bedroom unit	4 people
Three bedroom unit	6 people

Owners are responsible for knowing how many people are residing in their unit and must adhere to this rule. If not, they will be subject to penalties contained herein, unless an exemption to this rule has been previously granted by the YCC Board or a panel appointed by the YCC Board.

- K. Fireplaces must be attended at all times when in use. Fires must be completely extinguished before leaving the unit. Cold ashes are to be placed in a unit ash can, covered and disposed of at the trash enclosure. Do NOT place warm embers in the unit ash can or in the Common Area dumpster.

V. **PETS:**

- A. ONLY OWNERS of record and OWNER'S adult family members are allowed to keep 2 domestic pets per unit provided they are not kept, bred or maintained for any commercial purposes.
- B. Tenants and guests' of tenants are not allowed to keep or bring any pets on the premises.
- C. No animals, livestock, birds, poultry, reptiles, or insects of any kind shall be raised, bred or kept within a unit or on the Common Areas by tenants or the tenant's guests.
- D. Pets are not allowed in the hot tub/sauna or laundry facilities.
- E. Owners are required to immediately clean up their pet waste in all Common Areas. This requires owners to be outside supervising their pets at all times. Owners will be charged for repairs or damage caused by pets, including damage to lawn and plantings.
- F. All pets (including cats) must be restrained on a leash, or the pet must obey voice commands (immediately - 2 commands) when they are outside the owner's unit and anywhere on Common Areas.
- G. Abandoned, mistreated, dangerous or loose pets will be dealt with by local authorities. All charges incurred shall be the responsibility of the pet Owner or the Owner of the unit to which the pet has been invited. If a person or another pet is injured by a dangerous pet of an owner, owner's guest, prohibited pets of tenants or tenant's guests, the YCC owner is solely responsible for the costs involved.
- H. Noise and disturbances by pets, either inside or outside the unit, is not permitted.
- I. Repeated offenses will result in penalties being assessed against a unit Owner and the possible removal of the offending pet(s) by the local authorities.

VI. **STORAGE OF PERSONAL PROPERTY:**

All owners of canoes, kayaks (Boats), and bicycles must comply with these rules. The property manager has full authority to enforce these rules at the direction of the YCC Board. Personal property stored illegally in the Common areas may be remove and disposed of.

**BOATS:**

- A. Storage of canoes and kayaks (boats) is provided for YCC owners only. The only types of boat to be stored on common areas are canoes and kayaks.
- B. Each boat must be registered with the property manager showing proof of ownership, local or state registration, if required, a full description of the boat, and proof of personal liability insurance. This insurance must state that the boat owner is fully responsible for any accidents or injury to anyone using the boat, with or without the owner's permission. Reporting a change in boat ownership and changed or discontinued insurance is the total responsibility of the YCC unit/boat owner. Unregistered boats will be removed.
- C. Each boat must be in safe working condition and each must be marked with the owner's current unit number.

- D. The boats are to be stored only behind the trees next to the north wall of the adjoining East Bay Condominiums. Boats are not to extend toward the lake any further than the tree line.

**BICYCLES:**

**BICYCLES ARE TO BE STORED ONLY IN THESE AREAS:**

- A. STORAGE RACKS (provided) – Locked in place, upright in the trees next to East Bay.
- B. PATIOS – Locked in place, upright, next to the adjoining stairwell.
- C. DECKS – (Lakeside ONLY) – Locked in place, upright.
- D. Bicycles that are not stored immediately next to the YCC unit must be stored where bicycle racks are provided. Each bicycle must be standing upright inside the rack and properly locked to the rack. The bicycle storage racks are located below unit 45 on the Tenderfoot side of Yacht Club and below unit 48 on the Gold Run side of Yacht Club.
- E. Each bicycle must be currently registered, tagged, and identified with YCC unit number and must be in good working condition.
- F. All owners of the canoes, kayaks, and bicycles must comply with these rules. The property manager has full authority to enforce these rules at the direction of the board of directors. Private property stored illegally in the common areas will be tagged with a 5 day warning and then shall be removed and disposed of.

**VII. MANAGEMENT CONTROL:**

- A. The property manager, at his discretion, has full responsibility and authority to enforce the rules.
- B. All infractions of the rules need to be immediately reported to the property manager by all YCC owners and tenants. All such reports will be held in confidence and the person reporting can remain anonymous.
- C. All Owners, guests, and tenants shall comply with any requests of the property manager regarding these YCC House Rules. Violators are subject to all procedures that may result in a penalty assessment against the Owner or unit.
- D. The property manager will have access to any unit as provided by the Association Declarations and Bylaws.
- E. The property manager is not responsible for taking or delivering personal messages.
- F. The property manager is not responsible for showing properties listed for sale or for rent.

**IN WITNESS WHEREOF, the undersigned, as President of the Yacht Club Condominiums, certifies these House Rules were amended, approved, and adopted by Executive Board of Directors on March 20, 2014.**

**Signature:** \_\_\_\_\_

**Name:** \_\_\_\_\_