

HOUSE RULES

DILLON BAY in Corinthian Hill Condominium Association

Revised April 2005

House Rules apply to all owners, guests, and renters of Dillon Bay Condominiums. The Board of Directors requires enforcement of these rules by the Property Manager. Your cooperation will ensure that Dillon Bay continues to be a very pleasant place to visit and live.

I. USE OF UNITS

- A. KEYS will not be provided to guests, tenants, or renters by the Property Manager without prior arrangement and proper identification.
- B. NOISE: Occupants shall keep volume of voices, electronic equipment and musical instruments emanating from units, patios, common walkways, balconies, garages, or vehicles in the parking lot at a low, reasonable level at all times, and especially during quiet hours.
- C. QUIET HOURS: 10:00 pm to 7:00 am Do not use dishwashers or disposals during these hours.
- D. DISHWASHERS must not be left unattended while in operation.
- E. WASTE MATERIALS:
 - 1. Use garbage disposals for normal waste only, not for grease, rice, spaghetti, bones, coffee grounds, fibrous or noxious materials.
 - 2. Do not dispose of bulky materials through the plumbing system; e.g. paper towels, tissues, sanitary napkins, rice, and spaghetti.
 - 3. A trash dumpster and an ash container are located between the 2nd and 3rd garages at the middle of the complex. Place ashes in the ash container only, not on patios, in hallways, or in dumpster. Place trash in dumpster, not on ground close to dumpster.
- F. WOODBURNING FIREPLACES shall not be left unattended while fire is still burning or smoldering.
- G. FLAMMABLE LIQUIDS shall not be used for starting fires. These liquids shall not be kept or stored in any unit and, if found, will be confiscated by Property Manager and a penalty fine will be assessed to the owner of the unit.
- H. SMOKE ALARMS must be operational at all times.
- I. ELECTRIC BASEBOARD HEAT must be kept at a minimum of "T" setting, or thermostats at a minimum of 55°, from November 1 through April 15.
- J. NO FIREWORKS are allowed in or around any of the buildings, courts, or garages. None may be ignited, launched or fired from decks, patios, balconies, lawns, parking areas, behind garages, or beyond front fence.
- K. BALCONIES and PATIOS:
 - 1. Charcoal barbeque grills are strictly prohibited.
 - 2. Propane gas grills must have covers and a fireproof surface underneath the grill.
 - 3. Balconies and patios must be kept neat. Clotheslines are not permitted. No indoor/outdoor carpeting, bricks, or any other floor covering may be used over the concrete surface of patios except for area rugs with brown color tones. Brown toned carpeting may be used on balconies, provided that it can be easily removed for maintenance or repair. The Condominium Association shall not be liable for damage to carpet removed for that work.
 - 4. Only patio furniture, one propane gas grill, flowers, wind chimes, firewood, and hummingbird feeders are allowed on balconies and patios. If a covering of any kind is used for any of the above, it must be dark brown or black in color.
 - 5. No "For Sale" or "For Rent/ Lease" signs may be displayed from a balcony, patio, any window or the building itself.
- L. OUTSIDE DOOR to the hallways leading to doors of units must be kept closed and locked at all times. Doors to units themselves shall be closed at all times except for ingress and egress.
- M. SATELLITE DISH: Before a dish is installed outside any unit, owner must obtain and follow rules for doing so. Obtain rules from Wilderrest Property Management, your association management company, 970-468-6291

II. PETS

- A. ONLY AN OWNER MAY KEEP A DOG, CAT, OR OTHER CUSTOMARY HOUSEHOLD PET ON THE PROPERTY, NOT TO EXCEED ONE PER CONDOMINIUM UNIT. No pet may be kept which abnormally interferes with rights, comfort or convenience of other owners. Each day or fraction thereof, that this rule is violated shall be a separate violation and subject the owner of the unit to penalty fine assessments.
- B. Owners, not the Property Manager, shall clean up any "messes" caused by their pets.
- C. If any pet causes a disturbance by noise or by actions, as determined solely by the Property Manager or any member of the Dillon Bay Board of Directors, it must be abated immediately.
- D. Common entryways or any common area may not be used to keep, house, feed, or water pets.
- E. On levels 2 and 3, pets shall be kept inside units or on balconies. On level 1, pets shall be kept inside units or on patio.
- F. Pets outside units shall be secured in vehicles or by leash, rope, or chain not more than 10 feet in length. The leash, rope, or chain must be held by a person over 12 years of age who can fully control actions of the pet at all times. On level one patios, pets must be secured within the patio area. At no time may any pet be secured to any other areas of common or garage areas.

III. PARKING LOT

- A. Each unit has use of one outside parking space. Vehicles must park within that space, only.
- B. Use of common electric outlets from garages or otherwise by operators of motor homes or recreational vehicles is prohibited.
- C. RVs may be parked in the parking lot for loading and unloading only. Sleeping in the parking lot is prohibited.
- D. All vehicles left for more than 72 hours shall be deemed abandoned and may be towed at owner's expense.
- E. No boat, RV, off-road vehicle or trailer (with or without boats, snowmobiles, all-terrain vehicles or anything else on them) shall be parked in the parking lot for more than 24 hours. After 24 hours, they may be towed at owner's expense.
- F. No vehicle shall be parked in such a manner as to prevent other vehicles or fire equipment from entering parking area.
- G. Occupants must be prepared to move any vehicle as early as 8:00 am for snow removal. Vehicles hampering snow removal will be towed at owner's expense.
- H. All users of parking lot must obey any signs posted at certain parking spaces. Signs may be placed by the Property Manager or by any member of the Dillon Bay Board of Directors.
- I. Parking lot is not to be used for repairing vehicles. Changing oil is specifically not permitted.

IV. GARAGES

- A. Garage spaces and storage closets are common areas assigned to each owner. This assigned area is for use of that owner or owner's tenants or guests, only.
- B. Only owners, or tenant or guests of owner may store a vehicle, snowmobile, or small boat in their assigned garage space, complying with the following guidelines:
 - 1. Owner must notify Property Manager of intent to store a vehicle, snowmobile, or small boat more than 30 days; notification must include the period of time it will be stored. Failure to do so means the item is abandoned.
 - 2. Stored vehicles must be in good running condition, have seats, no leaking fluids or strong smells, broken glass, or flat tires. They must fit in the garage space so that the door can be entirely closed.
 - 3. Stored vehicles must be properly registered and have current license plate. Stored small boats or snowmobiles must be on a trailer with current license plate.
 - 4. If owner or long term tenant intends to store vehicles beyond 30 days, the Property Manager must be given the ignition key properly tagged with owner's name, unit number, vehicle type and license plate number.

- C. Garage space is not to be used for storage of anything other than a vehicle, off-road vehicle, snowmobile, or small boat on trailer. No firewood, working materials, building materials, junk, boxes, furniture, tools, antiques (precious or otherwise) or anything else may be stored. Storage is allowed in storage closets if the following guidelines are met:
 - 1. NO combustible or corrosive fluids or materials, (petroleum products, firewood, vehicle batteries, acids, or poisons) may be stored.
 - 2. Owner is responsible for security of storage closet. Neither Condominium Association nor Property Manager shall be responsible for missing items.
- D. Unauthorized use of another owner's garage space is not only a violation of these rules, but is a trespass.
- E. Garage doors shall be kept closed so as to keep debris and snow out and keep garages looking attractive.
- F. Occupant(s) of each unit shall keep their garage space neat and clean.
- G. Garage spaces may not be used to repair motor vehicles, perform tune-ups, change oil or perform other automotive work.
- H. Garage space may not be used as workspace by anyone, including hobbies.
- I. All vehicles on the property must have and display current valid license plates.
- J. Long-term (more than 30 days) tenants may use only the one garage space that is legally assigned as part of the condominium unit which they are leasing.

V. DRIVEWAYS, WALKWAYS, HALLWAYS, and STAIRWELLS

- A. shall not be obstructed in any way or used for any purpose other than entering or departing from the unit.

VI. COMMON AREAS:

- A. Any damage to common areas or common personal property (includes garages) caused by owner, tenant, or guest of owner shall be repaired or replaced by owner; or it shall be done by Property Manager and charged to owner after notice and an opportunity to be heard is given. A penalty may also be assessed. NO TRASH, ASHES, or OTHER REFUSE or DEBRIS MAY BE THROWN or DUMPED ANYWHERE ON THE SUBJECT PROPERTY. This language is contained in the Declarations.

VII. LONG TERM RENTALS:

- A. The following rules shall apply to all owner's units which are leased for a period of more than 30 days in any one calendar year, whether leased through the owner or the owner's management company:
- B. All Tenants must comply with all items of the HOUSE RULES for DILLON BAY in Corinthian Hill Condominium Association. Neither owners nor owner's agent or management company may make exceptions to these House Rules. The owner is subject to penalty fines for any violation of the rules that may occur as an action of the tenants or the owner's management company.
- C. No more than four adults (18 years or older) may occupy a unit on a long-term (greater than 30 days) basis, and no more than two non-family related adults may occupy a unit on a long-term (greater than 30 day) basis.
- D. Names, telephone numbers, vehicle description and license numbers of all Tenants occupying a leased unit must be given to the management company representing the Dillon Bay Condominium Association within 3 days of their move-in date.
- E. Tenants may not burn candles or incense.

VIII. MANAGEMENT CONTROLS:

- A. THE PROPERTY MANAGER AND MANAGING AGENT HAS FULL AUTHORITY TO ENFORCE ALL RULES. ALL OCCUPANTS SHALL COMPLY WITH THE REQUESTS OF MANAGEMENT REGARDING THESE RULES. VIOLATORS ARE SUBJECT TO FINES, LOSS OF RIGHTS AND LEGAL ACTION AS DETERMINED BY THE BOARD OF DIRECTORS.
- B. Property Manager shall have access to all units.

- C. Property Manager is not responsible for problems related to renting properties, such as housekeeping, linens, or firewood.
- D. Property Manager will not deliver messages to units except in emergencies.
- E. No Management Company, including the management company employed by the Dillon Bay Board of Directors, may make exceptions to these House Rules.

IX. SIGNS:

- A. Owners, only, (not guests or renters), may post a sign in their patio area or balcony, provided that the sign:
 - B. does not exceed the dimensions of 36" by 48"
 - C. is not attached to, nor hanging from the building
 - D. deals only with community or political events
 - E. is posted for the duration of the campaign or event, not to exceed 90 days
- F. All signs must be removed immediately after the event. Each owner may post only one sign per issue, and only one sign may be posted at any one time.

IX. HOMEOWNERS LIABILITY INSURANCE:

- A. It is the responsibility of each owner to maintain general liability insurance coverage on his/her own condominium unit for personal injury and property damage. A copy of the Certificate of Insurance must be provided to the Dillon Bay Condominium Association.

X. ENFORCEMENT of HOUSE RULES:

- A. The Board of Directors and/or Managing Agent have the authority to enforce against owners for violation of the House Rules. Fine schedule for all rule violations:

a. First offense:	Warning Letter
b. Second offense	\$ 100 fine
c. Third offense	\$ 200 fine
d. Fourth and subsequent offenses:	\$ 300 fine
- B. Payment of all fines and damages are due within 30 days of billing. If fines aren't paid within 30 days, a follow-up letter will be sent by certified mail. If the fine or damage assessment isn't paid within 90 days, a lien will be placed on the property.
- C. The Dillon Bay Board of Directors reserves the right to change these rules from time-to-time. The current rules and fines will always be sent to owners and posted in common hallways.
- D. It is the responsibility of each owner to make sure that the rules are communicated to and followed by all guests and renters.
- E. The owner is responsible for the payment of any charges, fines and/or damages resulting from the failure to follow the rules, **INCLUDING CHARGES, FINES, or DAMAGES INCURRED BY GUESTS or RENTERS.**