WATER DANCE ON LAKE DILLON RULES AND REGULATIONS
REVISED 9/15/2026

Previous revisions 7/1/06; 3/2/07; 12/7/07, 4/11/08; 7/5/10; 12/10/10; 3/4/11; 9/9/11; 6/13; 1/14; 6/14; 12/14; 7/1/2017; 7/3/20; 8/27/21, 12/14/24

PETS

Only owners may have pets. If the animal becomes a nuisance to other occupants, the owner shall be given a written notice to correct the problem. Owners having animals assume full responsibility for personal injury or property damage caused by the pets. Dogs, cats or other pets may be kept, provided they are not bred or maintained for any commercial purposes. Dogs must be leashed at all times when outside a unit. Owners must pick up after their pets on a regular basis. All owners having pets must be in compliance with any Town ordinances.

VEHICLES

No vehicles are permitted to be parked on Water Dance common areas or streets overnight (midnight to 6:00 a.m.). Vehicles in violation may be subject to ticketing and/or towing at owner's expense. Vehicles are only allowed to be parked in enclosed garages or on owner's paved driveways.

Recreational vehicles, trail bikes, motor homes, snowmobiles, and campers are prohibited except within an enclosed garage. No work on automobiles shall be performed in any visible or exposed portion of Water Dance except for emergency situations.

Only authorized motorized vehicles may be used on common property.

NOISE

Residents 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.

GARBAGE

Garbage and trash shall be disposed of in common dumpsters. Items such as carpet, furniture, or appliances being disposed of in dumpsters will require an extra pick up fee to be charged to the owner of such items.

FIREWORKS

Fireworks of any kind shall not be stored, carried, ignited or displayed on any part of Water Dance. Firearms shall not be discharged anywhere on Water Dance property.

GARAGE DOORS

For the purpose of security and heating, garage doors should be kept closed.

DAMAGE TO COMMON ELEMENTS

If any owner, tenant, guest or other invitee causes damage to a building or to Common Elements in any way, including by moving or carrying articles therein, said owner shall be responsible for and will be billed for the cost of repairing the damage.

DECK STORAGE

Decks shall be used only for the intended purpose and shall not be used for open storage. Decks must be kept neat at all times. Items such as appliances, clotheslines, and storage boxes are prohibited on patios and under decks.

BARBECUES, FIRE PITS AND HEATERS

Charcoal barbecues and Wood Burning fire pits are not permitted anywhere.

Propane barbecues, fire pits and heaters not to exceed 75,000 BTU's are allowed. Any of these appliances connected to the natural gas line need a Town of Frisco permit and must be installed by a licensed and insured contractor to manufacturer specifications, including all clearance requirements.

UNSIGHTLY OBJECTS

Unsightly objects and materials shall not be placed upon the Common Areas. No part of the Common Areas may be used for storage or dumping of garbage, trash or other waste. Nothing shall be thrown or emptied by the owners or their family, friends, tenants, or other invitees out of the windows or doors or in the common areas, nor shall anything be hung from outside of the windows, on the decks, or placed on the outside window sills. Specific exceptions must be authorized in writing by the Board of Directors.

SIGNAGE

No business signs of any kind are allowed. “For Sale” signs must be green and white and a maximum of 30” X 24”, one per lot.

LIGHTING APPARATUS

No owner, occupant, tenant or guest shall interfere in any manner with any portion of the lighting apparatus in or about the Common Areas.

ANTENNAS AND DISHES

No radio or television antenna, aerial, or similar connection shall be installed by the owners or occupants outside of the respective units. Any aerial erected on the roof or exterior walls of the building without the written consent of the Design Review Committee (DRC) is subject to removal without notice and at owner’s expense. Satellite dishes are allowed provided owners obtain (DRC) approval before installation.

WATER FEATURES

No swimming, wading or boating is allowed in the ponds or streams. Do not walk or play on the banks of the ponds or streams as this will cause the pond and stream liners to be damaged. Keep off the ice on the ponds. The ice is thin due to the pond’s aerator operating through the winter.

IMPROVEMENTS UPON THE PROPERTY

No construction, reconstruction, refinishing, exterior painting, altering, or changing of the property or plant life may be done without the approval of the Design Review Committee (DRC).

Owner landscaping is encouraged within the Owner's plot, but must be approved by the DRC. Landscaping should comply with Firewise USA recommendations (www.nfpa.org). Improvements within the owner's plot will be the sole responsibility of the owner, including maintenance, irrigation, and irrigation systems. Owners should avoid planting trees that are, or will grow, within three feet of any building or overhang the roof line. Owners are responsible for maintaining these distances. Failure to maintain these distances may result in the owner being charged for maintenance costs. Homeowners are not allowed to remove existing trees without the prior approval of the DRC.

PROCEDURE FOR REQUESTING REPAIRS

The section below titled Owner Maintenance and Insurance Responsibilities provides guidelines to determine if a repair or maintenance is the responsibility of the HOA. If you believe that the repair is HOA responsibility, first please contact the management company through the Water Dance web pages to request the maintenance repair.

If the management company agrees that the issue is the responsibility of the HOA, the management company will then estimate the cost of the repair. If the estimate is below $500, the management company should make the repair in a reasonable amount of time. If the estimate is above $500, the management company will seek permission from the HOA Board to complete the repair.

If the management company determines that the repair is not the responsibility of the HOA, the Owner has the option of bringing the issue before the Board. This can be accomplished by informing the management company of your disagreement and asking the Board for clarification.

Questions about how to make these requests, communicate concerns or check on progress of a project that has been requested can be directed to the management company.

OWNER MAINTENANCE AND INSURANCE RESPONSIBILITIES

Please refer to the current Unit Owner Letter, issued annually, for additional details about and recommendations for insurance owner insurance coverage.

This chart shows 1) who is responsible for the maintenance, repair, and replacement of various items and 2) who is responsible for insuring those items, pursuant to the governing documents.

A = Water Dance on Lake Dillon Homeowners Association
O = Owner
M = Water Dance on Lake Dillon Master Association

	MAINTENANCE	INSURANCE[1]

BUILDING EXTERIOR		
Common Area maintenance	M	M
Building-structure, including foundations, columns, girders, beams and supports.	A	A
Siding, stone trim, and other exterior surfaces including painting, repairing and replacing.	A	A
Roof shingles and roof underlay	A	A
Road, driveway, walkway maintenance, repair and snow removal	A	A
Landscaping railroad ties	A	A
Gutters and downspouts	A	A
Heat tape installation and repair	O	A
Patios, balconies, decks, porches- maintenance, repair and snow removal.	O	A
Painting of deck surfaces	O	N/A
Painting of deck railing	A	N/A
Storm/screen doors or any other improvements installed by Owners to exterior of units	O	A
Windows, frames, panes and caulking around windows in connection with window replacement and repair	O	A
Exterior door of a Unit, including peep holes, doorknobs and lock mechanisms	O	A
Patio/balcony sliding doors	O	A
Overhead garage doors (vehicle)	A	A
Stairs and railing leading to Units and landings outside Unit doors	A	A
Light fixtures outside Units–general cleaning and bulb replacement	O	N/A
Light fixtures outside Units–repair and replacement	A	A
Outside water spigots	O	A
UTILITIES		
Utilities and lines installed within individual Units including furnaces, heating, plumbing, lighting, telephone, garbage disposal, hot water equipment and appurtenances, which service only that Unit.	O	A
Water pipes, ducts and electrical wiring located within a Unit and servicing only that Unit	O	A
Circuit boxes inside a Unit servicing exclusively that Unit.	O	A
UNIT INTERIORS		

Fireplace box and flue maintenance, repair and replacement	O	A
Furnishings	O	O
Window coverings	O	O
Permanent fixtures including but not limited to ceiling fans, handrails, cabinets and counter tops, as originally installed by developer	O	A
Permanent fixtures including but not limited to ceiling fans, handrails, cabinets and countertops, as replaced by Owners.	O	A
Appliances including oven, range, refrigerator and disposal·	O	A
Interior perimeter walls, ceilings and floors (finished and unfinished surfaces)	O	A
Floor coverings including carpet, tile, vinyl and hardwood	O	A
GROUNDS		
Grass, trees, shrubbery, flowers, landscaping, and ground maintenance within the Common Areas of the community.	M	M
Private roads, streets and drives, sidewalks.	A	A
Street signs, entry signs	M	M
Irrigation systems in Common Area	M	M
Owner installed irrigation system	O	O
OTHER		
Garbage and Recycling collection	A	N/A
Snow removal	A	N/A
Utility services to include Sewer, Water, Electric, Telephone, Internet, and other similar services.	O	N/A
Any improvement or installation installed by Owner, including satellite dishes, hot tubs, air conditioners, and not otherwise listed or not otherwise originally installed.	O	O

NOTES

If maintenance or repair (including mold remediation) is required to any component normally maintained by the association (including mold remediation), which results from the negligence or intentional act of an owner, such owner shall be responsible for the cost of such maintenance or repair.

If maintenance or repair (including mold remediation) is required for any owner-maintained component caused by association negligence, the association shall be responsible for the cost of such maintenance or repair.

[1]Subject to change depending on insurance coverage availability and limitations.
[1]Subject to insurance deductible.

In order to further clarify the Declaration, Article VIII, Section 8.2.2, the following should be noted:

Decks – Painting of the railings and spindles is the responsibility of the Homeowner's Association. Painting of the flat surfaces on decks is the responsibility of the owner. All deck repairs, including railings and deck posts, are the owner's responsibility.

Snow Shoveling – The association provides shoveling of entry walkways, steps, and front porches. Shoveling of decks and patios is the responsibility of the unit owner.

Roof Snow Removal – is the responsibility of the Homeowners Association. Problem areas will vary from year to year, depending on snowfall/ice buildup. All owners are strongly encouraged to install heat tape in order to reduce the need for roof snow removal, especially in areas prone to snow and ice buildup. All heat tape installation and maintenance is the responsibility of the unit owner. When there is significant snowfall, the Board, at its discretion, may decide that roof snow removal is necessary and is empowered to have it done and paid for by the Homeowners Association.

Front Walkways – original asphalt walks will be maintained by the Association. If an owner changes the material to stone, slate, rock, etc. maintenance will then become the owner's responsibility. Owners are reminded that they must obtain approval from the Design Review Committee before making any such changes.

Windows – all repair, maintenance and/or replacement of windows is the responsibility of the Owner. This includes flashing, trim, hardware and labor.

Siding – repair and maintenance of the siding is the responsibility of the Homeowners Association.

Outside water spigots are the responsibility of the homeowner.

Exterior repairs to units affecting one or more owners but not all owners shall be made solely at the discretion of the Board.

RENEWABLE ENERGY GENERATION DEVICES

Renewable energy generation devices include solar panels, wind electric generators, and other devices that reduce the amount of energy derived from fossil fuels. Following Colorado statute, a policy regarding renewable energy devices was adopted at the Board meeting on 7/3/20 and became effective immediately. The policy can be found along with other policy links at the end of this document.

An owner must receive approval from the Board before proceeding with any renewable energy project and sign an Installation Agreement, which can be found with the policy. The application process is outlined in the current Design Review Guidelines.

AIR CONDITIONING

Owners may install air conditioning, subject to conditions and approval by the DRC as outlined in the

current Design Review Guidelines.

NON-EMERGENCY MAINTENANCE ISSUES

Non-emergency maintenance issues where owner/HOA responsibility is not clearly defined will not be handled by the Management Company without first consulting with the Board. If an owner insists, the owner can arrange for repair/service and payment. Owners may request reimbursement if they feel the issue is an HOA responsibility.

PLEASE REFER TO THE FOLLOWING POLICIES FOR ADDITIONAL CLARIFICATION OF OWNER RIGHTS AND RESPONSIBILITIES: [add links to all documents]

Adoption of Policies
Collection
Conduct of Meetings
Conflict of Interest
Dispute Resolution
Enforcement
Inspection of Records
Investment of Reserves
Registration of Phone Numbers and Email Addresses
Reserve Study
Renewable Energy Generation Devices