

HIGHLAND GREENS LODGE CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS

Amended _____

The Bylaws of the Highland Greens Condominium Association, Inc. (HGCA) allow the Executive Board to establish, make and enforce such reasonable rules and regulations as may be necessary for the operation, use and occupancy of the development with right to amend same from time to time.

Purpose

To create a harmonious and attractive development and to preserve and enhance the value of the properties of Members and to operate, govern, manage, supervise, and care for the Highland Greens Lodge Condominiums.

Definitions

The terms "Common Element," "Executive Board," "Occupant," "Unit," and "Unit Owner," when used in these Rules and Regulations, shall have the meanings designated in the Highland Greens Lodge Condominium Declaration.

Ownership & Occupancy

1. No Unit shall be used for other than residential purposes, except home occupations that conform with Summit County zoning regulations.
2. No Unit shall be partitioned, subdivided, or combined with another Unit by either legal process or physical alterations without the prior written approval of the Executive Board.
3. No Unit Owner shall offer to sell any interest under a "timesharing" or other "interval ownership" plan. Ownership of a condominium unit by a partnership or other legal entity comprised of four (4) or fewer families or individuals, all of whom are identified to the Executive Board, shall not be deemed to be a "timeshare" or other "interval Ownership" as prohibited herein and in the Declarations.
4. All leases shall be in writing and submitted to the Executive Board prior to the effective date of the lease for compliance with all pertinent Rules and Regulations.
5. The HGCA common property, including the hot tubs, sauna, fitness center and conference room shall be used only by the owners, members of their families and their guests, and by compliant renters who are occupying an HG Unit.
6. The conference room only can also be rented to non-renters of HG units.

Health, Safety & Quiet Enjoyment

1. Unit Owners and Occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, stereos, television sets, amplifiers, and any instruments or devices in such a manner as may disturb or tend to disturb Owners, tenants, or occupants of other Units.

2. No fireworks of any kind shall be carried, stored, displayed or exploded on or over the development.
3. No fire hazard, unsightly object or nuisance shall be placed, erected, constructed or permitted within the development, nor shall any Unit Owner or Occupant endanger the health or safety of any person or interfere with the peaceful possession and quiet enjoyment of any other Unit Owner or Occupant.
4. A dumpster is provided on the second floor for the disposal of normal household waste. Use of the dumpster for the disposal of large, hazardous or toxic materials, including, but not limited to, construction debris, paint, flammable liquids, furniture, appliances, carpet, carpet pad and tires is prohibited. Waste not suitable for dumpster disposal, accumulations of refuse and other unsightly objects or materials shall be removed immediately at the owner's expense.
5. Smoking is not allowed in any indoor common area of the Highland Greens development. Any unit causing any type of smoking odor to permeate halls or drift to other units via outside openings will be subject to violations. All entryways must have at least a 15 ft radius of a smoke free zone per the Colorado Clean Air Act. The penalty for violating the Colorado Clean Air Act is a Class 2 Petty Offence, 1st violation \$200 fine, 2nd violation \$300 fine 3rd violation \$500 per C.R.S 25-14-208.

Exterior Appearance

1. Except for the items set in 2. below, no item of any kind, including, but not limited to, skis, snowboards, skateboards, rugs, trash, wind chimes, construction equipment, ladders, hoses, snow blowers, lawnmowers, and other lawn and garden equipment, shall be kept or stored on or under balconies, porches, decks or any other location visible from outside the Unit.
2. Gas and Electric grills, outdoor (patio) furniture, bird feeders and decorative items compatible with the design and style of the development may be placed and kept outside the Unit without the prior approval of the Executive Board. Only propane gas and electric grills are permitted for barbecuing on the premises. All other types of grills or any device that produces, creates or maintains a flame are prohibited. Bicycles may be stored on the deck/patio during summer months only.
3. No electrical extension cords shall be run from the Unit to the exterior of the building or parking lot, except for temporary use on the balcony/ patio areas.
4. No clothing, swimsuits, towels, laundry shall be placed, hung, or kept on balconies, porches, decks, railings or any other location visible from outside the Unit unless being hung for drying on a retractable clothes line.
5. Sheets, blankets, bedspreads, towels and similar materials shall not be used for window coverings. Window coverings shall be maintained in good repair and present a color of white, off-white or natural wood when closed and viewed from outside the Unit.
6. No antenna or satellite dishes shall be placed, erected, or constructed without prior written approval of the Board, unless specifically allowed pursuant to the FCC and Federal Law.
7. No tree, shrub, bush, or other vegetation or landscaping element shall be cut, trimmed, pruned, removed, relocated or otherwise disturbed, nor shall any surface be graded, regarded, altered or otherwise disturbed without prior written approval of the Executive Board.
8. Screen doors that are added to bedroom doorways must match the color scheme of other screen frames used on sliding glass doorways and windows throughout the lodge.

9. Existing walkways for entry and exit of the buildings must be used. Walking through any landscaped areas is prohibited as it damages vegetation.
10. Any transportation other than foot traffic is prohibited on common elements.

Vehicles & Parking

1. Outdoor parking of motor homes, vehicles with tandem axles, trailers of all types, boats, snowmobiles, ATVs, or any similar vehicle without prior approval from the Executive Board is prohibited.
2. When motor homes are used as the only means of transportation, they may be permitted subject to Management's approval in the parking area provided they meet all other criteria of these Rules and Regulations.
3. The parking or operation of motorized vehicles in landscaped areas is prohibited.
4. Mechanical work of any kind, including changing of oil and oil filter removal, is not permitted.
5. The following vehicles will be towed away immediately at the vehicle owner's expense or at the expense of the Unit Owner when that information may be determined:
 - A. The vehicle has received two previous notices for parking inappropriately in the same manner;
 - B. Vehicle is being repossessed by a creditor;
 - C. Removal is expressly authorized by a court order or operation of law;
 - D. Vehicle blocks a driveway or roadway enough to effectively obstruct access;
 - E. Vehicle is parked in a handicap parking space without display of appropriate placard or license plate;
 - F. Vehicle is parked in a fire lane;
 - G. Vehicle is parked in a parking space designated for use of a particular resident; or
 - H. Vehicle is parked in a private parking area without displaying valid authorization to use such parking area.
6. Any member of the Executive Board shall have the authority to redirect or restrict the parking of any vehicle to facilitate traffic flow, parking access, snow removal or trash collection.

Structural Alterations

1. No significant structural alteration of any Common Element or Unit, including, but not limited to the removal or relocation of any interior wall, deck, railing, or light fixture visible from outside the Unit may be made without prior approval of the Executive Board.
2. Any Unit Owner desiring to make any such alteration shall submit plans and specifications to the Executive Board showing the nature, kind, shape, height, materials and location of the proposed alteration in sufficient detail so that the Board may make an informed decision. Non-structural, construction work in the interior of a Unit does not require Board approval; however, such construction work is subject to these Rules and Regulations. Also, for any construction work in the Unit that is reasonably expected to interfere with other neighboring Units, the Owner must provide a detailed work description and estimated completion date to the Association's managing agent prior to commencement of the work.
3. Trades people, workers or contractors hired to perform work within the development, including individual Units, shall be licensed and insured pursuant to Summit County building codes and other applicable regulations.

4. In some cases, construction activity must meet certain building standards and may require building permits. It is up to the Owner to check with local building regulations on whether the Owner's project requires such a permit. Should any construction activity involve structural modification or any alteration to the Common Elements, the Board may require copies of such permits prior to commencement of any work.
5. All construction debris shall be removed from the development at the Unit Owner's expense and shall not be deposited in the Highland Greens dumpster.
6. Noise from construction is prohibited from 7:00 pm to 7:00 am daily.
7. Owners and contractors are not permitted to store construction materials and equipment during the construction period unless such storage is wholly inside the Unit. Storage of materials or construction equipment outside the approved construction site may be done only with approval of the Board. Any storage of material and equipment shall be the responsibility of the Owner or contractor. Nothing shall be kept or stored on any part of the Common Elements or on the decks or patios without prior written approval of the Association.
8. Owners or contractors shall clean up and haul away all trash and debris from the construction site at the end of each day. No construction debris may be placed inside the Association's dumpsters or in the dumpster area.
9. Any costs incurred by the Association for damage by contractors or subcontractors to Association property or Common Elements, or for cleanup from said areas, will be charged to the Owner.

Animals

1. Only owners are permitted to have pets. Dogs and cats are allowed at Highland Greens provided they do not exceed 2 in number per Unit. In addition, small caged birds and pet fish, such as goldfish or tropical fish are also permitted. No other animal may be kept without the prior written approval of the Executive Board. For owners who rent out their units, it is the owners responsibility to ensure their management companies relay the "No Pet" policy for renters.
2. All dogs, when outside the residence, shall be on a leash or under voice control of the dog's owner.
3. Pets should not pose a threat to the health and safety of any person or animal, nor shall they be allowed to annoy any Unit Owner or Occupant, or disturb the peace of any person by habitual barking, howling, yelping or whining.
4. Pet owners shall not permit their pet[s] to defecate or urinate on any common elements other than the berm area to the north of the parking lot and the area between the berm and Tiger Road. Pet owners must clean up after their pet[s] by picking up the feces in a sanitary bag and disposing of it in an outside garbage bin. In addition, during the winter, pet owners must cover any urine marks with snow.
5. Damage to any landscaping, Common Element or Unit caused by any pet shall be repaired at the pet owner's expense.
6. Animals are not allowed in the hot tub/deck area.

7. Owners having animals assume full responsibility for personal injury or property damage caused by the pet. Each animal owner indemnifies the HGCA or its agents and holds them harmless against any loss, claim, or liability of any kind or character, whatsoever, arising from or growing out of the privilege of having an animal in/on the premises.
8. To minimize chances of attracting nuisance wildlife on the property, dogs and other pets shall not be fed outside.
9. Owners must register with the Manager any pet kept on the premises.

Enforcement and Penalties

1. Unit Owners shall be responsible to inform Occupants, rental management companies, trades people, contractors and workers of the contents of these Rules and Regulations.
2. Violations of these Rules and Regulations, as well as violations of the Declarations and Bylaws of HGCA shall be enforced as outlined in the Association's Enforcement Policy.

Liability

1. Theft: The HGCA assumes no liability for, nor shall it be liable for any loss or damages to articles left or stored in any Unit, storage locker, or in/on any common elements or parking lot.
2. Common Damage: Any damage to common elements or personal property caused by the Owner, child, guest, or tenant shall be repaired at the expense of that Unit Owner.
3. Unit Owners are responsible for the actions of their guests, renters, agents and contractors.
4. Heat/Smoke Detectors: Each Unit is required to have an operational heat/smoke detector.

Highland Greens Shuttle

All owners, renters and guests using the Highland Greens Shuttle System must adhere to the rules set forth by the Highland Greens Master Transit Board.

Hot tub

1. The hot tub will be open from 9 am to 9pm each day of the week.
2. The hot tubs are for use by the HGCA members, their guests, and renters exclusively.
3. No glass containers or food is allowed within the hot tub area.
4. No one under the age of 12 will be allowed in the hot tub area without adult supervision.
5. No clothing other than swimwear is allowed in the hot tub.
6. No running or horseplay is allowed in the hot tub area.
7. Smoking is not permitted in or around the hot tub area.

8. Pets are not allowed in/on the hot tub deck.
9. Grills or cooking are not allowed on the hot tub deck.

Fitness Center

1. The fitness center will be open from 7 am to 10 pm each day of the week or as otherwise posted.
2. The fitness center is for use by HGCA members, their guests, and renters exclusively.
3. No glass containers or food is allowed in the fitness center.
4. Children under the age of 12 must be accompanied by an adult at all times.

Conference Room Rules

Owners wishing to reserve the conference room must schedule usage through the on-site manager to avoid any conflict. The room must be returned in a clean and orderly condition after use.

Adoption and Amendment

These Rules and Regulations were duly adopted by the Executive Board of the Highland Greens Homeowners' Association on _____. They are subject to amendment by the Executive Board.