

## **RULES AND REGULATIONS**

### **Wooden Canoe at Water Dance on Lake Dillon Homeowners Association**

The Board of Directors for Wooden Canoe, in accordance with the governing documents of the Association, has the authority to establish and amend rules and regulations as may be necessary for the operation, use and occupancy of the Project. All owners, guests and occupants are required to comply with the Rules and Regulations currently in effect.

#### **VEHICLES**

Definitions:

- “Non-commercial” means there are no markings on the exterior of a vehicle evidencing use of the vehicle for a commercial or business enterprise.
- “Recreational vehicle” means a vehicle designed to be used primarily as temporary living quarters for recreational, camping, travel, or seasonal use that either has its own motor power or is mounted on or towed by another vehicle. “Recreational vehicle” includes camping trailers, fifth wheel trailers, motor homes, travel trailers, multipurpose trailers, and truck campers.
- “Vehicle” means a device that is capable of moving itself, or of being moved, from place to place upon wheels or endless tracks. The term “Vehicle” includes trail bikes, recreational vehicles, motor homes, motor coaches, snowmobiles, campers, motorized or non-motorized trailers, pop-up campers, or similar vehicles.

Other than non-commercial passenger automobiles or non-commercial pickup trucks, or utility trucks, or vans, none of which has a Gross Vehicle Weight Rating (“GVWR”) in excess of ten thousand (10,000) pounds, no motorized or non-motorized vehicles shall be parked, stored, or in any manner kept or placed on any portion of the Property except in an enclosed garage. Vehicles that are not required to be parked within enclosed garages to meet the requirements of this Vehicles section, shall only be parked on driveways and no part of the vehicle may be parked off the driveway areas. If requested by the Wooden Canoe Board of Directors or the Wooden Canoe Property Manager a homeowner shall provide evidence of the GVWR of any vehicle parked on the homeowner’s Property.

Recreational vehicles are permitted to park in the owner's driveway for a maximum of 12 hours in a one-week period for the sole purpose of loading and unloading. A week is defined as 7 days commencing on Sunday and running through Saturday.

Overnight parking on the cul-de-sacs (and all streets) is prohibited between the hours of midnight and 6:00 a.m. Street parking is not to be used on a regular basis by owners. The Board may grant, at its discretion, a temporary exception if requested by owner. Violating vehicles are subject to ticketing and/or towing at owners’ expense.

No owner or occupant shall convert the required indoor garage spaces to preclude the use of the garage space for parking.

No work on automobiles or other vehicle repair shall be performed on any vehicle in any visible or exposed portion of Wooden Canoe except in emergencies.

No idle, abandoned, or inoperable vehicles (defined as any vehicle which has not been driven under its own propulsion for a period of 3 weeks or longer) shall be stored or parked on any portion of the Property, except in an enclosed parking garage. Violators are subject to towing after 72 hours’ notice and at owner's expense. Motorized vehicles may not be used for recreational purposes on bike paths, mountain bike trails, the Nordic trail or other common property.

#### **BOATS**

Except as specified below, no boats of any kind shall be parked, stored, or in any manner kept or placed on any portion of the Property except in an enclosed garage.

Canoes and kayaks may be stored on the Property outside of an enclosed garage provided they, to the extent possible, are unobtrusive to the natural environment and efforts have been made to screen, blend and make them as invisible as possible to the general public and nearby lot owners. The prior review and approval by the DRC to the proposed manner of storage and placement of the canoe or kayak on the Property is required.

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#### **LIGHTING APPARATUS**

No owner, occupant, tenant or guest shall interfere in any manner with any portion of the lighting apparatus in or about the General Common Elements. Owners who notice any damage to common area lights should notify Management Company.

#### **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.

#### **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 the home except when confined to owner's yard. Owners must pick up after their pets on a regular basis. All owners having pets must be in compliance with any Town ordinances.

#### **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 Board of Directors is subject to removal without notice and at owner's expense. Satellite dishes are allowed and should be installed as inconspicuously as possible. Owners should contact the Design Review Committee for location approval prior to installation.

#### **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, but anything that substantially alters the landscaping must be approved by the DRC prior to any work being done. Any plantings must be set back a minimum of 5 feet from water features. Maintenance and upkeep of existing materials such as shingles, siding, trim, windows, etc. resulting in like for like replacement does not require DRC approval. Repainting or re-roofing with existing colors does not require DRC approval.

#### **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.

#### **GARAGE SALES**

Garage sales by any owner are limited to one day per calendar year. A single garage sale sign and up to two directional signs may be displayed the day of the event only. Individual homeowners may not erect any signs in the streets or common areas of the Wooden Canoe Community.

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#### FIREWOOD

Homeowners are allowed to maintain one neatly organized 4'x8'x2' stack (the equivalent of ½ cord or 64 cubic feet) of firewood on their lot.

#### SHORT-TERM RENTALS

Homeowners offering their homes for rent on a short-term basis must obey all of Frisco's Short-Term Rental Regulations (Town Code Sections 110-36 through 110-44) and provide completed copies of the following four Town of Frisco documents to the Wooden Canoe HOA Manager:

1. **Lawful Presence Affidavit** — Only required for individuals applying as sole proprietors (file taxes with their social security number), not LLC or S-Corp. If you have an LLC or S-Corp, please provide a signed letter indicating that you are renting under this status. **Self-Compliance Affidavit** — (two pages), (Life Safety/Renter's Information Notice).
2. **Responsible Agent Agreement** — This form must be completed even if applicant is named as Responsible Agent.
3. **Parking Plan Form** — (two pages) **Indicate** location and number of parking spaces dedicated to your unit and available to your guests on either an aerial photograph (Google Maps is a great resource) or a plat map is preferred.

Tenants are not allowed to bring pets. Tenants must comply with the Town of Frisco noise ordinance (Town Code Section 127-53). The manager must also be kept informed of any and all marketing avenues used by the homeowner to advertise their short-term rental. In addition, homeowners are responsible for any and all HOA violations committed by their renters and guests.

Short-Term Rental Parking:

The motor vehicles of all occupants of a short-term rental property shall be parked only on the site of the short-term rental property. No motor vehicles shall be parked on the lawn or landscaped area of a short-term rental property, or in the street, right-of-way, or easement adjacent to the property. No person shall be permitted to stay overnight in any motor vehicle which is parked at a short-term rental property. It shall be a violation for a person renting a short-term rental property to park or allow the parking of vehicles by occupants of the property other than in locations set forth in the submitted Parking Plan. Short-Term rental tenants are not permitted to park on any residential street in Wooden Canoe at any time.

#### ENFORCEMENT OF RULES AND REGULATIONS

These procedures are covered under the Wooden Canoe Responsible Governance Policies and Procedures, Article III, Covenant and Rule Enforcement. Any infraction of the Rules and Regulations should be reported to the property manager.

#### OUTDOOR LIGHTING

New construction and any remodeling that includes additions or changes to outside lighting must conform to Design Review Guidelines for Wooden Canoe as well as the Town of Frisco requirements for outdoor lighting. Current homeowners are encouraged to modify or change their outdoor lights to reduce or eliminate any glare and up lighting by using bulbs or LEDs that emit both lower lumens and a warmer light while redirecting light down so that the light bulb or source is not visible. The objective of good lighting is to illuminate what we need to see without drawing attention to the source of light. Shielding lights on your property helps us be more considerate of our neighbors. Lights with motion sensors can provide security without keeping outside lights on all night. Homeowners are encouraged to turn off exterior lighting, that does not conform to full cutoff requirements, from midnight to 7 a.m.

If your lights disturb neighbors by shining into their homes at night, you may be required to address the problem by shielding or replacing the offending lights. Such obtrusive lighting will be considered a violation of Article 6, (Property Use Restrictions), Section 6.26 (Nuisance) of the Water Dance on Lake Dillon Master Declaration.

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#### **NOISE**

Any disturbing noise or act that unreasonably interferes with the rights, comforts or convenience of others shall not be permitted. "Unreasonable interference" is defined as "including those acts that significantly interfere with public health, safety, peace, comfort, or convenience, conduct that is contrary to a statute, ordinance, or regulation, or conduct that is of a continuing nature or one which has produced a permanent or long-lasting effect upon the public right, an effect of which the actor is aware or should be aware." Everyone should be especially quiet between the hours of 11:00 p.m. and 7:30 a.m.

#### **OWNER MAINTENANCE RESPONSIBILITIES**

All maintenance of a lot and the improvements located thereon are the sole responsibility of the owner. Each owner shall maintain his lot in accordance with the community-wide standard. If any owner fails to adequately maintain the property, the Board shall have the authority (after 30 days notification to the owner) to proceed with any required maintenance/upkeep at owner expense.

#### **OUTDOOR FIRES AND FIRE PITS**

Due to the potential for fire danger in the high-country region, unscreened or uncovered open flame wood-burning outdoor fire pits of any kind are prohibited. Fires built directly on the ground are prohibited, including but not limited to, fires built within a ring of stones. Natural gas fueled fire pits are allowed. Barbecues are permitted, provided they are lidded cookers. All other types of uncovered portable or freestanding barbecues are prohibited. Outdoor fires must be constantly attended until the fire is extinguished. On-site fire-extinguishing equipment such as dirt, sand, water bucket, or garden hose shall be available for immediate use. No Owner shall permit any condition upon its portion of the Property that creates a fire hazard or is in violation of fire prevention regulations. In addition, please refer to Section 6.20 Outside Burning of the Master Declaration for Water Dance on Lake Dillon and Section 307 of the International Fire Code as adopted by Summit County and the Town of Frisco.