

Tenderfoot Lodge

Homeowners Association

Board of Directors

February 08, 2008

Re: **Rules & Regulations Violations at Tenderfoot Lodge**

Dear Tenderfoot Homeowner;

This has been a trying season at Tenderfoot Lodge!

We have had - and continue to experience – the violation of a number of the Tenderfoot Lodge Rules & Regulations, which are provided to each owner when they buy their Tenderfoot Unit.

These violations range from excessive noise after hours, to hot tub usage after hours, glass taken to the hot tubs, dogs running off leash, furniture being thrown off balconies, parking in the fire lane, people sleeping in sleeping bags in the Great Room, and the use of controlled substances in common areas. Your Board has received a number of complaints from affected owners.

During our last Board Meeting, recently conducted in our Great Room, we witnessed at least 4 Rules Violations during the 2 hour meeting!

Our Rules & Regulations are a necessary and important component of owning property in a condominium community, and are enforced to protect the individual's rights to use and enjoy our beautiful property and to protect our collective property values in Tenderfoot Lodge.

While we believe most of the violations are being committed by non-homeowners, your Board thought it would be beneficial to remind everyone of our Rules & Regulations. Enclosed you will find a condensed version of the Tenderfoot Lodge Rules & Regulations. A laminated copy of this document will be taped to the refrigerator in each condo. Please continue to post the laminated version in a convenient location in your Unit for your renters and guests. We will also post a copy of the condensed Rules & Regulations in each elevator, as well as in the Great Room.

Please also be aware, that your Board has approved and implemented a new Enforcement Policy which includes homeowner fines on the first (and subsequent) offence(s), as shown on the enclosed document. As such, if you rent your condo, we would suggest that you might want to provide a copy of the condensed Rules & Regulations to your rental management company.

Because the offenses have become so common and frequent, your Board solicited proposals to provide guard services for our Lodge on weekend and Holiday week nights, in an effort to act as a deterrent and curb future violations. These part-time guard services will begin on Feb 15th on a trial basis.

If you need an additional copy of either the condensed laminated version or a full version of the Rules and Regulations, please contact our on-site Property Manager Zack Johnson at 970.418.0137 during normal business hours.

Thank you for your cooperation and support of our Rules & Regulations.