

# TENDERFOOT LODGE HOMEOWNERS' ASSOCIATION

## RULES & REGULATIONS (condensed)

Each Owner shall comply with and shall requires its family members, guests, tenants and invitees (collectively "Occupants") to comply with these Rules and Regulations.

**COMMON ELEMENTS** - There shall be no obstruction of the walkways, entrances, halls, stairways, Great Room, hot tubs, sidewalks, paths, driveways or parking areas (collectively "Common Elements"). Skis, snowboards, boots, poles, baby carriages, scooters, bicycles, playpens, wagons, toys, benches, chairs or other personal property shall not be left in the Common Elements.

**SKIS, SNOWBOARDS AND RELATED GEAR** - Skis, snowboards, poles and ski boots are not allowed to be carried through, or worn in the Great Room. Please use the garage entrances to access the Condos.

**GARBAGE DISPOSAL** - Do not leave garbage, trash or refuse outside your Condo or leave it by the elevators. All garbage, trash and refuse shall be taken to, and placed in, the dumpster in the front parking lot.

**OFFENSIVE NOISE OR ACTIVITIES** - No Occupant shall make or permit any disturbing noises or permit anything which will interfere with the rights, comforts or convenience of other Occupants. All Occupants shall keep the volume of any radio, television or musical instrument in their Condos low enough at all times so as not to disturb other Occupants. No Occupant shall operate or permit to be operated any sound producing devices in a Condo between the hours of 11:00PM and 8:00AM.

**KEEPING OF PETS** - Only Condo Owners and their immediate families [not other Occupants] may have household pets in the building, and shall be limited to no more than two. All pets must be kept on a leash when outside your Condo. Do not leave pets unattended inside or outside of your condo. Owners shall be responsible for picking up after their pets.

**PARKING** - Only 2 vehicles per Condo can be parked in the garage. Vehicles cannot be stored on the property. No buses, trucks (over ¾ ton), trailers, boats, campers, camper shells, recreational or commercial vehicles can be parked in the garage, parking areas, or driveways.

**PARKING AND TRAFFIC REGULATIONS** - All Occupants must observe and abide by all parking and traffic regulations. Vehicles parked in violation may be towed away at the Occupant's sole risk and expense. Parking so as to block sidewalks or driveways is not permitted.

**OCCUPANTS SOLE RISK** - All Occupants using any of the Common Elements do so at their own risk and sole responsibility. The HOA does not assume responsibility for any occurrence, accident, or injury in connection with such use. Each Occupant shall hold the HOA harmless from any and all liabilities and any action of whatsoever nature by any Occupants arising out of their use of the Common Elements.

**PROPER ATTIRE** - All Occupants shall be properly attired when appearing in any of the Common Elements.

**HOT TUBS** - The hot tubs can only be used from 8:00 A.M. to 10:00 P.M. All posted rules shall be followed. Occupants using the hot tubs outside of posted hours are subject to legal action.

**SLEEPING** -

**ENFORCEMENT OF RULES AND REGULATIONS** - Upon the 1<sup>st</sup> Offense a Written Warning [Warning is effective as per the minutes of the December 6, 2007 Board Meeting] and a \$100 Fine to the homeowner. Upon the 2<sup>nd</sup> Offense a - \$200 Fine to the homeowner, and upon a 3<sup>rd</sup> Offense a \$200 Fine to the homeowner and potential for legal action for compliance.

### Telephone Numbers

#### **Property Management**

For maintenance or issues within the rental Unit you occupy, please call your Rental Mgt. Company. The Rental Mgt. Company contact information should be on your rental agreement or near the phone in your Unit.

For building or grounds emergencies, please call Wildercrest Property Mgt at 970.

#### **Emergencies:**

|                       |              |
|-----------------------|--------------|
| Summit Medical Center | 970.668.3300 |
| Summit County Sheriff | 970.453.2232 |
| Summit County Rescue  | 970.668.3575 |

#### **Road Conditions:**

|                         |              |
|-------------------------|--------------|
| Summit County           | 970.668.1090 |
| Colorado Dept of Trans. | 303.639.1111 |

#### **Transportation:**

|                  |              |
|------------------|--------------|
| Summit Stage     | 970.668.0999 |
| Colo Mtn Express | 970.468.0330 |