

DILLON VALLEY EAST CONDOMINIUM ASSOCIATION RULES & REGULATIONS

Approved April 21, 2010

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Clubhouse: 970-468-1371
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The purpose of these rules and regulations is to assure that all residents may enjoy living in this condominium community. It is the responsibility of all residents to read and comply with these rules and regulations.

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Article I
Use of Units Affecting Common Elements

Section 1.1 Occupancy Restrictions. Residential units are limited to occupancy according to Summit County regulations, as defined in the Dillon Valley East Declaration and the Laws of Summit County and the State of Colorado.

Section 1.2 No Commercial Use. No industry, business, trade or commercial activities may be conducted on any of the common areas or in individual units.

Section 1.3 Signs. According to the Declarations, only one "For Sale" and/or "For Rent" sign is allowed. Ground level must place the sign on the patio slider door and upper units must place the sign in the bedroom window. No other signs, pictures, etc. may be displayed in unit windows.

Section 1.4 Keys and Access by Board of Managers and Secured Space. The Board of Managers/Management shall retain a passkey to all premises. No unit owner will alter any lock or install a new lock on any door of any premises without immediately providing the Board of Managers/Management or its agent, with a key. Deadbolt locks installed must match unit's door lock. To insure security all unit keys are kept in a secure place.

If keys are not provided and management personnel must force entry during an emergency, owners will be responsible for locksmith fees or repair of all damages.

No keys will be released from Clubhouse to owner's agents, realtors, relative or guest (including family) without verbal/written authorization from owners.

Section 1.5 Electrical Devices or Fixtures. No electrical device creating overloading of circuits may be used. Misuse or abuse of appliances or fixtures within a unit, which affects other units or the common elements, is prohibited. Damage resulting from such misuse will be the responsibility of the unit owner.

No owner, resident or lessee shall install wiring for electrical or telephone installation or for any other purpose.

Section 1.5.1 Washers and Dryers. All owners must apply at the Clubhouse prior to installing a washer/dryer into their unit, at which time the owner will receive rules, specifications and fine structure.

Section 1.6 Direct Broadcast Satellites. Installation requirements are available in the Clubhouse office. All installations must be in compliance with installation standards. Any installation not meeting the standard will result in an immediate \$50 fine and must, within 7 days, come into compliance.

Section 1.7 Decorative Displays at Units. Except as to the areas termed "limited common elements", no article shall be placed in any of the general common areas. Unit owners will not cause or permit anything to be hung, or displayed outside the unit without the prior consent of the management company or the Board of Managers. You may place reasonable size flowerpots and/or boxes, on the patio. Anything on balconies must hang within the confines of your space. No object may hang outside of balcony rail. Attractive furniture/accessories meant for outside use is acceptable on the patios and decks. For Unfenced Lower Units: Keep all patio furniture/accessories neatly arranged on the patio slab. Other items like children's toys; tricycles or bicycles may not be left unattended on the lawn area.

Bicycle racks are provided for all levels. Bicycles may also be hung from above with hooks provided and installed by the Management Company. For security reasons, please keep all bicycles locked.

The Association shall not be responsible or liable for the maintenance, safety, repair, damage or theft of or to the decorations. Owners who place the decorations on the walls shall assume all liability connected therewith.

The Association/Management reserves the right to remove any and all decorations at any time for any reason. In such an event, decoration(s) will be returned to the owner.

Section 1.8 Painting Exteriors/Interior: Owners will not paint, stain, or otherwise change the color of any common area (exterior or interior) of any building.

Section 1.9 Cleanliness. Each unit owner will keep his unit in a good state of preservation and cleanliness and will prevent the accumulation of materials that will constitute a danger or promote the spread of vermin, odors or conditions constituting a danger or nuisance to the common elements or other units.

Section 1.10 Patio Fences and Balconies, Lower Level Closets. Fences around patios must be approved by the Board of Managers/Management in writing prior to construction and must conform with the "Patio Fence Construction Agreement". (Rules pertaining to patio fences will change with the new patio fence construction agreement).

- a. The owner of the unit benefiting from an existing fence enclosure shall be responsible for maintenance of the fence, and the grounds within the fence, and shall keep it in a condition similar to the grassed area on the outside of the fence.
- b. If the on-site staff has to mow grass, clip weeds, etc., within the fence, the owner shall be billed for the work done.
- c. The Board/Management reserves the right to require the removal of the fence, if the owner does not maintain the area.
- d. That which is permitted to be placed on the balconies of the upper floor units may be placed within the fence enclosure, but nothing else.
- e. Windows /slider door and screens are the responsibility of the owners. They must be kept in good repair at all times. All windows and Sliding Glass doors must have screens. Management will remove any damaged screens and owner must replace it within 14 days or the management company will install new screens at owner's expense. Screens should match the color of the window/patio door.
- f. The owner or Association will correct patio fences not meeting specifications at the owner's expense per Fence and Construction Agreement.

Repair of balconies: Any repair to balconies, or other limited common elements, necessitated by damaging acts or negligence by an owner, or member of an owner's family, or owner's tenant or guest, shall be made at the expense of the owner.

Lower Level Closets: Closets under the stairways in various buildings of Dillon Valley East are declared limited common elements for the exclusive use of the owners of those lower level units (in the respective buildings) whose access to their units is at the same level as the stairway closets. Where there are two lower level units, the closet is to be shared. No flammable materials may be stored in the closets. Closet keys must be provided to Management company, where no key is available Management has right to have a key made at owners' expense.

Replacement windows and patio doors must be almond in color and consistent with existing windows and doors.

Article II Use of Common Elements

Section 2.1 Obstructions. There will be no obstruction of the common elements, nor will anything be stored outside of the units without the prior consent of the Board of

Managers/Management, except as hereinafter expressly provided. No common entry doors are to be blocked open nor remain open. You may prop a door open to load and unload, but you must be present.

Section 2.2 Storage. Storage of materials in “limited common” elements or other areas designated by the Board of Managers, including storage lockers, will be at the risk of the person storing the materials.

Section 2.3 Proper Use. Common elements will be used only for the purposes for which they were designed. Items that are allowed are ski boots, skis, shoes, as long as they are not stored in excess or cause a tripping or fire hazard. Any items left in the common elements may be removed by the discretion of the management. No person will commit waste on the common elements or interfere with their proper use by others, or commit any vandalism, boisterous or improper behavior on the common elements, which interferes with or limits the enjoyment of the common elements by others. Any damage to the common elements or common personal property caused by the owner or children of a unit owner, renter/tenants, or their guests shall be repaired at the expense of that unit owner. There will be no smoking in the interior common areas of Dillon Valley East. (i.e. Clubhouse, all common unit-building hallways and the laundry room.) Please turn off all the lights in common area when not needed.

Section 2.4 Additions to, Appurtenances to, and Appearance of Buildings. No appurtenant alterations, additions or improvements may be made to the common elements. Clothes, sheets, blankets, laundry or any other kind of articles may not be hung out of a building, over the side of a deck or exposed or placed on the outside walls or doors of a building. All draperies, verticals and mini blinds will be beige or white and kept in good condition where seen from the outside of the unit.

Section 2.5 Stacks of Firewood. Firewood shall be neatly stacked at or on patios and decks. Firewood on decks shall not be stacked above the railing. Rotten or insect infested firewood shall be removed upon discovery. No more than a third of a cord may be stacked on any level.

Section 2.6 Grills and Fireplaces. FIRE DEPARTMENT 970-468-6558 or Emergency-911. No charcoal grills or outdoor wood burning fireplaces, fire pits, chimneys allowed. Fire extinguishers are located on the front and rear of each building. You may have a gas grill and it must not touch any of the wood rails. You must turn the gas bottle off when not in use. No flammable fluids are to be used. Do not place partially burned logs or ashes in any type of container on the balcony. Ashes can remain hot up to 5 days, so use extreme caution in disposing of them. Please use a metal ash bucket. Do not put in the dumpster until cold. Chemical logs, such as Duraflame, may be used, in accordance with manufacturer's recommendations. Only one chemical log may be burned at a time. No chemical logs may be used in a 'closed combustion' stove.

Section 2.7 Patios and Balconies. Patios and Balconies are to be kept clean. Items allowed on the patio/balconies are patio furniture, firewood, bicycles (hanging), gas grills, outdoor children's toys. All items must fit within the confines of the balcony or on the patio slab. No trash, tools, motor vehicles, vehicle parts, indoor furniture, charcoal grills, gas cans, carpets, etc. may be kept on the patio/balcony.

ARTICLE III Actions of Owners And Occupants

Section 3.1 Annoyance or Nuisance. No noxious, offensive, dangerous or unsafe activity will be carried on in any unit, parking lots, the common elements or the limited common elements. Nothing will be done willfully or negligently, which may be or become an annoyance to the other unit owners or occupants. No unit owner or occupant will make or permit any disturbing noises

by himself, his family, employees, visitors and licensees, or permit anything to be done by such persons that will interfere with the rights, comforts, or convenience of other unit owners or occupants. No unit shall operate sound devices at such high volume or in such other manner that it will cause unreasonable disturbances to other unit owners or occupants. Quiet time will be from 10 p.m. to 7 a.m. After clubhouse hours owners should contact the Sheriff's department (970-668-8600).

Section 3.2 Compliance with Law. No immoral, improper, offensive or unlawful use may be made of the common interest area. Unit owners will comply with and conform to all applicable laws and regulations of the United States and of the State of Colorado, and all ordinances, rules and regulations of Summit County, Colorado, and will save the Association/Management Company or other unit owners harmless from all fines, penalties, costs and prosecutions for the violation thereof or noncompliance therewith. Any use of the property, which constitutes waste, will not be permitted.

Section 3.3 Pets

Owners may not house more than one pet per condominium unit. Owners of multiple condominium units may not combine their units to house multiple pets. Tenants may not house a pet. Only dogs, cats, birds or other traditional household pets are permitted. No animal shall be kept or bred for commercial purposes. Pets shall be registered and inoculated as required by local law.

Copies of the following current documents must be kept at the clubhouse:

- Rabies vaccination or proof of vaccination from a veterinarian
- Dog license

Pets are not permitted to run at large. No pet may be tethered outside of buildings unless the owner is outside within 50 feet of the pet and no fence, partition, door, entry, window, or screen is between the pet and the owner. A pet may not be left unattended on balconies or patios. All pets must be under the owner's physical control (by leash or otherwise) when in the common area (This includes cats). With exception of service dogs used for mobility, pets may not be brought into the Clubhouse. Pet damage is the responsibility of the owner. Damage to common area will be repaired by the HOA and repair costs billed to the owner. Owners must pick up and dispose of pet litter immediately. Any pet that disturbs the neighbors, is allowed to run freely, or is aggressive or destructive to association property is subject to permanent removal from the property. In such case, the pet owner will be given notice to remove the pet from the property within 15 days. If the pet is not removed by the deadline, a fine of \$50.00 per day will be charged to unit owner's account. All fines are subject to collection procedures established by the association.

Owners with more than one pet before July 2000 are grand fathered for the life of the pets. If one of the pets is removed due to illness, natural causes, or otherwise, it may not be replaced with another.

The Board of Managers reserves the right to modify this Section, Pets, at anytime.

Section 3.4 Smoke Detectors. All units will have a smoke detector that is operative.

Section 3.5 Indemnification for Actions of others. Unit owners will hold the Association/Management Company and other occupants harmless for the actions of their children, tenants, guests, pets, servants, employees, agents, invitees or licensees.

Section 3.6 Employees of Management. No unit owner will send any employee, of the Management Company off of the property or treat them disrespectfully. Nor will any employee be used for the individual benefit of the unit owner, unless in the pursuit of the mutual benefit of all

unit owners, or pursuant to the provision of special services for a fee to be paid to the association (i.e. in-unit maintenance).

Section 3.7 Rental Units. Any owner who rents their unit must provide a copy of these Rule and Regulations to the tenants and Rental Agents. Owners are responsible for the actions of their tenants regardless if they have a rental agent or if they rent their unit privately. All tenants must register at the clubhouse.

Section 3.8 Maintenance. All owners are responsible for the maintenance of the interior of their units. This includes but is not limited to, zone valves, all plumbing fixtures, appliances, windows and doors, etc. Owners of units that are not properly maintained and cause damage to other units will be responsible for the repair of all damages

Section 3.9 Remodeling of Unit. Owners may remodel their unit, at their own expense. Under no circumstances may an owner move any pipe, wiring, conduits or systems without the written consent of the Board of Managers. No walls may be removed, disturbed or changed without the written consent of the Board of Managers.

ARTICLE IV Rubbish

Section 4.1 Trash Containment. No storage of trash will be permitted in or outside any unit in such manner as to permit the spread or encouragement of fire or vermin.

Section 4.2 Trash Pickup Areas, Trash Accumulation. No accumulation of rubbish, debris, or unsightly materials, including cigarette butts, will be permitted in or on common area, nor will any rugs or mops be shaken or hung from or on any of the windows, doors, balconies or patios.

Section 4.3 Trash Container Location. The Management Company will designate all trash container locations. Pickup will be from those locations only. Occupants will be responsible for removal of trash from their units to the pickup locations. Trash is to be deposited in dumpsters within that location and the area is to be kept neat, clean, and free of debris. There shall be no furniture, bulky waste, Christmas trees, or other waste outside of the containers. If the law requires separation of trash for recycling, directions for such, posted at the trash container area, will be followed. Vehicles parked that interfere with the dumpster's pick up will be fined without warning. All appliances and furniture must be disposed of at the owner's /tenants expense and cannot be placed in/ or around the dumpster. Trash from remodeling is owner's /tenants responsibility.

COMMENT: The Clubhouse can offer directions as to where any of the above can be disposed.

ARTICLE V Motor Vehicles

Owners who lease or rent their units privately or through an agent must include this Article V, Motor Vehicles, in the lease or rental agreement. Unit owners of violators of parking rules are responsible for their guests and tenants and are liable for fines and bills incurred by them.

The Board of Managers reserves the right to modify this Article V, Motor Vehicles, at any time.

Section 5.1 Compliance with Law

All vehicles must be properly registered with the State of Colorado, their home state, or country of origin, and have current license plates.

Section 5.2 Assigned Spaces

Each condominium unit is assigned one parking space by the building and allowed one space at

the rear of the lot adjacent to the building or between buildings in unmarked spaces. Extra vehicles may be temporarily parked at the clubhouse for a period of 24 hours. Owners, guests, and tenants wishing to park more than 24 hours at the clubhouse must register with the clubhouse and display a temporary parking permit. In no event may a vehicle park at the clubhouse more than 5 days without being driven on public streets. Vehicles parked at the clubhouse more than 5 consecutive days without being driven on public streets will be fined \$50.00 and may be towed without warning at the vehicle owner's expense.

Section 5.3 Parking Permits

Vehicles parked on the parking lots must display a parking permit in the front window where the permit number may be easily seen from outside the vehicle. Any vehicle not displaying a valid parking permit is subject to a fine of \$50.00 and may be towed after 4 days. Permits are available at the clubhouse during business hours. Lost, misplaced, stolen, etc., permits may be replaced for \$75.00 each. Each condominium unit is allowed two parking permits. If a combination of more than 2 permanent and temporary parking permits belonging to the same living unit are observed anywhere on the property, excluding the clubhouse, the unit owner will be immediately fined \$200.00 and any vehicles in excess of 2 may be immediately towed without warning at the vehicle owner's expense in order to reduce the number of vehicles to 2.

Section 5.4 Temporary Parking Permits

It is the unit owner's responsibility to pass along parking permits to guests and tenants or request the clubhouse or a rental agent to issue temporary permits. All temporary permits issued by rental agents must be validated by the clubhouse. Owners or agents must contact the clubhouse and provide the tenants' or guests' names and unit number. Guests and tenants who arrive after the clubhouse is closed may pick up their temporary parking permit or have their temporary parking permit validated at the clubhouse the next day prior to 12:00 noon. If a combination of more than 2 permanent and temporary parking permits belonging to the same living unit are observed anywhere on the property, excluding the clubhouse, the unit owner will be immediately fined \$200.00 and any vehicles displaying permits in excess of 2 may be immediately towed without warning at the vehicle owner's expense in order to reduce the number of vehicles displaying permits to 2.

Section 5.5 Emergency Vehicles

Residents who are required to have an emergency vehicle at their residence as a condition of employment will not be required to display a parking permit. The resident must be a bona fide member of a volunteer fire department or employed by an emergency service provider. The emergency vehicle must have a gross vehicle weight rating of less than 10,000 pounds and must bear an official emblem or other visible designation of the emergency service provider. The unit to which the emergency vehicle belongs may only have 1 vehicle with a parking permit. Extra vehicles may be parked in the temporary parking lot at the clubhouse following the conditions of Sections 5.2 and 5.9.

Section 5.6 No Parking Within 5 Feet of Buildings

Vehicles and trailers must be parked at least 5 feet from the buildings to allow pedestrian traffic and snow removal. Violators may be fined \$50.00 and their vehicles may be towed without notice.

Section 5.7 Limitations on Use

- Vehicles with a gross vehicle weight of 10,000 pounds or more may not be parked on common elements, except for temporary loading or unloading, or maintenance work authorized by the property manager or Board of Managers.
- Permission must be obtained from the property manager or Board of Managers for vehicles with a gross vehicle weight of 10,000 pounds or more and no more than 2 axles to be parked in a designated area near the clubhouse. These vehicles must be removed from the parking area within 56 hours (2.5 days) for a minimum of 8 hours before being

returned to the parking area. The property manager or Board of Managers reserves the right to change the parking duration and designation at any time.

- Vehicles having four tires on one axle or designed to have four tires on one axle are prohibited from parking next to the buildings.
- Electrical cords for engine block heaters may not be run through building walls or extended through doorways or windows.
- Back in parking is not allowed on the building side of lots to avoid exhaust fumes entering building units.
- Under Colorado law, it is illegal to leave a car idling, unattended. Idling can cause the buildup of carbon monoxide in condo units.
- Vehicles improperly parked (i.e. parking in someone else's space, blocking dumpsters, back-in parking, blocking in others, double parking, etc.) are subject to a \$50.00 fine and may be immediately towed without warning at the vehicle owner's expense.
- Vehicle maintenance (Tune-ups, oil change, tire rotation, etc.), with the exception of emergencies (Flat tire replacement, light bulb replacement), may not be performed in the parking lots. Vehicle maintenance may be performed in a designated area at the clubhouse – please check in at the clubhouse for proper use of the area.
- Condominium owners will be fined \$50.00 and billed for cleanup and/or repair for damage to the asphalt or other surfaces, as a result of leaking or spilled fluids from vehicles belonging to themselves, guests, or tenants. This includes, but is not limited to motor oil, antifreeze and transmission fluid.
- Vehicles must be in operable condition and moved at least once every 4 days.

Section 5.8 Speed Limit

The recommended speed limit on all Dillon Valley East property is 5 miles per hour.

Section 5.9 Short Term Parking Lot

A parking area behind the clubhouse and next to the tennis court is available only to owners on a "first come first served basis" for short-term parking of oversized vehicles, boats, RV's, snowmobiles, trailers, and extra vehicles for 30 days. After 30 days, vehicles must be removed for a period of 14 days before being returned to the lot. Users of the temporary parking lot must register their vehicle with the clubhouse. Unauthorized users of the parking lot may have their vehicle towed without warning at their expense.

The Short Term Parking lot is available for temporary parking during snow removal and vehicles must then be removed from the parking lot within 24 hours after snow removal.

Section 5.10 Snow Removal

Snow removal signs will be posted at the entrance of the parking lots by noon the day before snow removal. When signs are so posted, vehicles must be removed by 8:00 A.M. or be subject to towing and storage fees at the vehicle owner's expense. When snow removal is complete, you may park your vehicle in your assigned parking lot. Vehicles may be parked in the short-term lot or clubhouse parking lot during snow removal and must be returned to their designated parking lot within 24 hours after snow removal.

Summit County law prohibits parking on Straight Creek Drive, at any time. Vehicles will be ticketed and/or towed by the county.

Section 5.11 Parking or Driving on Patio or Grass Areas

Motorized vehicles, to include but not limited to commercial vehicles, all terrain vehicles, and motorcycles, may not drive or park on grass areas or patios. Exception to this would be vehicles used during building and property maintenance or authorization by the property manager or Board of Managers. Motorized vehicles driven or parked on grass or patio areas are subject to a \$50.00 fine and may be immediately towed without warning at the vehicle owner's expense. The

owner of the unit will be liable for cost of repair to damaged lawn and underground utilities and water lines.

ARTICLE VI General Administrative Rules

Section 6.1 Consent in Writing. Any consent or approval required by these rules must be obtained in writing prior to undertaking the action to which it refers.

Section 6.2 Complaint. Any formal complaint regarding the management of the property or regarding actions of other unit owners will be made in writing, signed, and mailed to the Board of Managers.

ARTICLE VII General Recreation Rules

Section 7.1 Limited to Occupants and Guests.. All homeowners and guest are required to present a valid clubhouse card to use the clubhouse facilities. Only authorized users and their guests are allowed to use the facilities. Management may require identification in addition to the clubhouse card. All facilities are used at the risk and responsibility of the user. The user shall hold the Association harmless from damage or claims by virtue of such use of facilities. Users must follow all rules and regulations.

Section 7.2 Reserved Area. The Clubhouse meeting/party room may be reserved for private parties by owners only. All requests for use of clubhouse meeting room will be made at the office. Size of parties will be limited to 50 persons. An owner must be present for the duration of the party. A cleaning and damage deposit of \$100 will be required with the reservation. The lounge, game room and swimming pool cannot be reserved.

Section 7.3 Children. Parents are responsible for violations or damage caused by their children whether or not the parents are present. An adult must accompany children under 14 years old.

Section 7.4 Restriction/Removal for Violation. Users of the clubhouse or outside recreation areas may be restricted or removed for violations of pool rules, association rules, poor conduct, appearing to be under the influence of drugs or alcohol, or being a nuisance to others.

Section 7.5 Proper Use. Recreational facilities will be used for the purposes for which they were designed. All picnic areas, playground and other equipment, and surrounding areas will be properly used

ARTICLE VIII Swimming Pool

Section 8.1 The swimming pool and spa at Dillon Valley East is for the express use of DVE homeowners, tenants and their guests.

Use of the pool and spa is at the user's risk. The Dillon Valley East Condominium Association assumes no liability for accidents.

1. No children under the age of 16 years are allowed in the pool unless accompanied by an adult at least 18 years of age, and NO CHILD UNDER THE AGE OF 16 YEARS IS ALLOWED IN THE SPA AT ANYTIME.
2. Guests are limited to 5 per household and must be accompanied by an adult resident, unless prior permission is obtained by the Manager or Board of Directors.
3. Anyone using the pool/spa must shower prior to entering the water.

4. Swimsuits must be worn at all times. Infants must wear swim diapers while in the pool. Cut offs or street clothes may not be worn in pool or spa.
5. Alcoholic beverages, soft drinks, food, glass containers and chewing gum are not allowed within the pool area.
6. Air mattresses, inner tubes and other pool toys without sharp or metal areas are permitted within the pool area, but must removed when they interfere with the pleasure of others.
7. Running, pushing, excessive splashing and other disruptive behavior will not be tolerated within the pool, spa or pool area.
8. Pets and riding vehicles (bikes, skateboards, roller skates, etc.) are not permitted within the pool area.
9. Life saving equipment is for that purpose only and is to be used in emergency situations only. Do not play with this equipment.
10. Excessive noise (human or otherwise) need not be tolerated in and around the pool area. If someone asks you to lower your noise level, please do so. Please be courteous!
11. Suntan lotions will stain the pool furniture. Please use towels to cover furniture when using lotions.
12. Remember to take all your belongings with you when leaving the pool area. This includes towels, clothing, lotions and all trash.

Violations of the above rules are subject to fines as prescribed by the Association and/or suspension of right to use the pool area.

Section 8.2 Hours. Swimming pool hours are from 9 a.m. to 8:45 p.m. Exceptions will be in the Notices of the Board Minutes and/or posted on the Clubhouse door.

Section 8.3 Sauna, Locker rooms. Users of the saunas shall follow the instructions posted next to the access door. If uncertain about the operation contact the staff on duty. Valuables left in the locker rooms are at the owner's risk. Locks must be removed when user exits the facility. The Dillon Valley East Association, Board of Managers, Employees of the Property Management Company is absolved of liability for loss of valuables in the recreational facilities.

ARTICLE IX Game Room

Section 9.1 Pool and Table Tennis Tables

Pool tables and tennis tables will not be used by person's age 14 and younger unless accompanied by an adult.

Section 9.2 Pool and Table Tennis Equipment

Pool and Tennis Table equipment will be kept in the Clubhouse Office. They will be checked out in exchange for personal identification. Sitting or standing on pool tables and tennis tables is prohibited. Any damage to the equipment will be charged to the user at the time of equipment return.

Section 9.3 Use of Tables

If people are waiting to play, then time will be limited to one hour.

ARTICLE X Tennis & Basketball

Section 10.1 Policy Rules for Play Procedures

Use shall be by reservation with the Clubhouse Office. Each reservation may be limited to a maximum of one hour. Personal identification and clubhouse card must be provided in order to receive a key for court entrance.

Section 10.2 Surface Protection

Players must wear tennis or appropriate sports shoes on the courts. The playing surface will not be mistreated and hard objects will not be placed, thrown or struck on the court.

Section 10.3 Manners

Conduct will be such as to minimize interference with play by others.

Section 10.4 Court Use

Pets, bikes, skates or skateboards, scooters, breakable containers, trash or debris is not permitted.

**ARTICLE XI
Laundry Rules**

Section 11.1 Laundry Room Rules. Laundry hours 9 a.m. - 8:45 p.m.

Clothes left in a machine that has completed its cycle may be removed and piled on a table or in a basket if found unattended. The clean-up crew will remove clothes and personal belongings left overnight. Machines are to be used for normal household laundry within the capacity limits of the machine. Flammable chemicals and other cleaning substances not designed for machine washers may not be used in the machines. Keep the laundry room clean by picking up before you leave the facility.

Only four washers and four dryers will be permitted per person or family, at any one time.

**ARTICLE XII
Delinquency Policy**

Section 12.1 Delinquent Dues

Delinquent Dues are defined the Dillon Valley East Condominium Association Collection Policy.

Section 12.2 Loss of Services.

Any owner delinquent in monthly dues/assessments for more than 60 days will have the cable television shut off to the unit. Cable will be restored once all delinquent fees have been paid. A \$25.00 service fee will be assessed to reconnect the cable. Cable will only be restored between 9 a.m. - 5 p.m. Monday-Friday. The Board of Managers may also restrict the use of the clubhouse once dues are more than 60 days late.

Section 12.3 Liens

Lien action is defined by the Dillon Valley East Condominium Association Collection Policy.

**ARTICLE XIII
FINES
Enforcement of Rules and Regulations**

The Board of Managers has the authority to institute a schedule of reasonable charges against owners or their agents for violation of these Rules and Regulations, by-laws, the Declarations and the Articles of Incorporation. Reasonable procedures (including notice of alleged violation and opportunity to be heard by a grievance committee) shall be implemented by the Board. All fees, charges, and penalties imposed by the Board and costs incurred by the Association in enforcing the Rules and Regulations shall be considered assessments enforceable against units and unit owners pursuant to these Rules and Regulations and By-laws and Condominium Declaration of the Association.

Each day that a violation continues after notice shall be considered a separate violation.

The Board shall have the authority to take any remedial action it deems appropriate in the event of a violation of these Rules and Regulations, the By-laws, or the Declaration including

assessment of charges and penalties, the filing of a lien, the filing of an action for injunction or money judgment, or filing of a suit for unlawful detained. The foregoing Rules and Regulations are subject to amendment by the Board of Managers.

Immediate Fines

Immediate fines (without warning) will be assessed for the following violations per occurrence.

1	Parking in another unit's space.	\$50.00 fine and automatic tow.
2	Parking in front of a Dumpster, blocking pick-up.	\$50.00 fine and automatic tow.
3	Parking or driving on grass.	\$50.00 plus cost of repair
4	Failure to pick up after your pet.	\$50.00
5	Dogs' tethered/unattended on common elements.	\$50.00
6	Vehicle maintenance or repairs in parking area.	\$50.00 Plus cost of cleanup.
7	Tenants having pets.	\$50.00
8	Cigarette butts outside units and/or common areas.	\$50.00

All assigned parking spaces requiring continual oil spill or stain clean up will be charged \$150.00 per clean.

Fine schedule for all other rules and regulations

1 st Violation	Phone call, written notice, or email to the owner and tenant.
2 nd Violation	\$50.00
3 rd Violation	\$75.00
4 th Violation	\$100.00 up to \$200.00

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