

TIMBERLODGE AT LAKE DILLON CONDOMINIUMS
POLICIES, RULES AND REGULATIONS

POLICIES

Key Policy

In accordance with the declarations of the Association, the Associations' Managing agent must have keys to access all units even if managed by another management company for rental purposes.

Association keys are to be used only the manager, or assistant manager in the performance of their duties within the scope of the association management responsibilities. The association keys will not be provided to or for the use of anyone else. The Association keys will be maintained in a separate and secure manner with access and use strictly controlled.

Snow Removal Policy

Generally, the day following a substantial snowfall, snow removal equipment will begin to clear all driveways and parking area at approximately 8:00a.m. In order to facilitate quick and thorough snow removal, it is imperative that all vehicles be moved as directed by the manager.

Should you have any vehicles in the parking area that are non-operational, or will remain due to your absence for an extended period of time, it is your responsibility to make arrangements with our management office to prevent the vehicles from being towed away. Any vehicles not moved from the parking area for snow removal, or your failure to make proper arrangements with the manager's office will result in the vehicle being moved and stored at your expense.

RULES AND REGULATIONS

Pursuant to Article 13. Use Restrictions of the Declaration, the following Rules and Regulations are adopted. With regard to the following rules, owners are responsible for the conduct of their tenants, occupants or guests and violation of this rule will be the owner's responsibility. Any sanctions as a result of violations will be assessed against the owner.

- 1 All units shall be used for dwelling and lodging purposes only. Unit owners of the units may rent or lease such units to others for these purposes and may use these Units for home occupations which do not cause unreasonable disturbance to other Unit owners and which are permitted by applicable zoning laws.

2. There shall be no obstruction of the common elements, nor shall anything be kept or stored on any part of the common elements by any unit owner without the prior written approval of the Association. Nothing shall be altered on, constructed in, or removed from the common elements by any Unit owner without the prior written approval of the Association. No common sidewalk, driveways, entrances, halls, stairways or passageways shall be obstructed or used by any Unit owner for any other purpose than for ingress to and egress from the Units; they shall not be used as storage, work or play areas.
3. No structural alterations to any unit, including the construction of any additional skylight, window, door, or other alteration visible from the exterior of the unit or to any common element shall be made or caused to be made by any unit owner without the prior written approval of the Association. No window coverings other than Venetian blinds or other improvements, alteration or decorations visible from the outside of the unit shall be added by the unit owner without the prior written approval of the Association.
4. No animal pens, sheds, fences or other outbuildings or structures of any kind shall be erected by any unit owner or tenant. No activity shall be allowed which interferes unduly with the peaceful possession and proper use of the condominium project by the unit owners, nor shall any fire hazard or unsightly accumulation of refuse be allowed. No lights shall be emitted which are unreasonable bright or cause unreasonable glare; no sound shall be emitted which is unreasonable loud or annoying; and no odor shall be emitted which is unreasonable nauseous or offensive to others.
5. No animals, birds, insects or livestock of any kind shall be raised, bred, or kept on or in the condominium project. Owners may keep a reasonable number of domesticated dogs, cats or other household pet which does not unreasonably interfere with the use and enjoyment of the condominium project by others. Tenants that sign a lease of 6 months or more may keep ONE domesticated dog. Tenants may also keep a reasonable number of cats or other household pets that are kept inside and which do not unreasonably interfere with the use and enjoyment of the condominium project by others. Permission to keep a pet is revocable if the animal becomes obnoxious to other Owners and Tenants, in which event having control of the animal shall be given notice to correct the problem. If not corrected upon written notice, Owner or Tenant will be required to remove the animal from the Property. No animal shall be permitted to be in any common area of the complex except on a leash or under the immediate control of its owner. No animal may be tied to or housed in a common area. No animal shall be permitted to excrete in any part of the complex not specifically designated for such purposes. Each Owner or Tenant shall be responsible for the actions of his/her animals.
6. Tenants must register all pets with the Management Company immediately. Pet registration form will be distributed with the lease of 6 months or more and will be posted on the association voice website. All dogs must wear an identification tag while on the property. All pets must be vaccinated as needed by a licensed

Veterinarian. The enforcement policy will apply for Tenants.

7. No sign, billboard, poster boards or advertising structures of any kind shall be displayed, erected or maintained for any purpose whatsoever except such signs as the Association has approved. Any signs which are permitted under the foregoing restrictions shall be erected or maintained on the condominium project only with the prior written approval of the Association, which approval shall be given only if such signs are of attractive design and as small as a size as reasonably possible and shall be placed or located as directed or approved by the Association. Notwithstanding the foregoing, no signs advertising Units for Sale or rent may be displayed in windows of Units or balconies or patios or in any other location on the Unit or on the Common Elements, that is visible from the Common Elements or adjacent property.
7. The balconies, decks or patios, shall be used only for the purpose intended and shall not be used for hanging garments, signs or other articles or for cleaning rugs, household articles or other items. Nothing may be stored permanently on the balconies or patios without the written permission of the Board of Directors. Each balcony and patio shall be kept in a neat and clean and orderly fashion.
8. The association assumes no responsibility for nor shall it be liable for any loss or damage to articles stored in any common area or other storage area.
9. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of common trash and garbage facilities.
10. No work on any kind shall be done upon the exterior building walls or upon the General or Limited or Common Elements by any Unit owner, without the prior written consent of the Board of Directors.
11. No owner, resident or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antennae, machines or air conditioning units be installed on the exterior of the project, including any part of the balcony, or that protrudes through the walls or the roof of the condominium improvements except as may be expressly authorized in advance in writing by the Board of Directors.
12. Owners and occupants shall exercise reasonable care to avoid making or permitting loud disturbing or objectionable noises. Using or playing, or permitting to be used or played, musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such a manner as may disturb other Owners, tenants or occupants of other Units is prohibited. Loud parties, which disturb other occupants, shall not be tolerated.
13. An owner shall be responsible for the actions of his/her tenants and guests and for their adherence of the Rules and Regulations, the Declarations and By-Laws. Any damage to the General Common Elements or common personal property

caused by an Owner, or a member of an Owner's family or his/her guests or tenants, shall be repaired at the expense of that Unit Owner.

14. The owner shall close all windows while their units are unattended to avoid possible damage from storm, rain, freezing or other elements. During all winter months, heating unit thermostats shall be maintained at a setting so as to maintain a minimum temperature of 63 degrees Fahrenheit to assure that sufficient heat is contained in each unit to prevent the freezing of pipes or other damage from cold weather.
15. The Association through its Board of Directors and its managing agent, if appropriate, shall retain a Master Key to all units and pass key to all deadbolts. No Owner shall alter any lock or install a new or additional lock on any door leading into the unit without prior written consent.

If consent is given, the following rules will apply:

- A. Deadbolt Lock – One (1) key must be provided to the Association for its use.
 - B. New Lock/alterd lock – must be keyed to allow use of Association's "Master" Key.
 - 1 Will require locksmith to arrange on-site meeting with manager at Owner's expense.
 - C. Deadbolt lock and New/Altered lock – both A&B above apply.
16. The maximum number of vehicles that are allowed in the parking lots per Unit is:
 - A. One Bedroom – 2
 - B. Two bedroom – 3Additional vehicles in excess of the number noted above will be towed at the owner's expense, 48 hours after notice is posted on the vehicle or provided to the vehicle owner.
 17. No vehicle shall be placed on the premises so as to impede or prevent ready access to any entrance to any building. Vehicles shall be parked in designated parking areas only. Driving or parking on the grass is strictly prohibited and will result in immediate towing of the vehicle at the vehicle owners expense. One vehicle per unit only may be parked next to the building; remaining vehicles to be parked on the opposite side of the parking lot. Vehicles parked next to the building must be parked facing the building; no back in parking. Operable and regularly used vehicles only may be parked in the parking areas. No commercial type vehicle over 17' in length, or one ton or more, may be stored or parked on the property, except as may be approved by the Board of Directors. Vehicles in violation of this provision shall be subject to removal by the Association or its authorized agent at the expense of the violator. Notice of pending removal will be posted on the vehicle, and 48 hours after initial posting, said vehicle shall be subject to immediate removal at the expense of the vehicle owner. Trailers, boats, snowmobiles, or inoperable vehicles of any kind may not be stored on the premises. Owners shall

cooperate with snow removal efforts by removing their cars from parking areas temporarily when requested to do so.

18. The use of charcoal grills is prohibited.

19. Insurance Rules

A. A list of all Association insurance policies including limits and deductibles is furnished annually to each Member and is available from the Managing Agent upon request. Each Owner should review with an insurance agent recommended coverage pertaining to his or her unit. Owners may purchase an HO-6 policy, including a loss assessment endorsement to cover damages to other condominium units or the Common Elements and cover deductibles, which may be assessed to an Owner.

B. If a unit Owner desires to file a claim against the Association's insurance policies, written notice must be first provided to the Association's Board of Directors and Managing Agent with a detailed description of the claim. The Association will have the right to inspect the damage and not less than fifteen (15) days to respond in writing to the Owner before a claim is filed. The Association may request an extension of an additional fifteen (15) days if further investigation of the damage is necessary before a claim is filed.

C. Each Owner is responsible for all damage arising from negligence of the unit Owner or damages arising from an Owner installed improvement, regardless of negligence.

D. To the extent the Association settles claims for damages to real property it may assess negligent unit Owners causing such loss or Owners benefiting from such repair or restoration all deductibles paid by the Association. In the event that more than one unit is damaged by a loss, the Association in its reasonable discretion may assess each unit Owner a prorata share of any deductible paid by the Association.

The above Rules and Regulations are subject to amendment and to the promulgation of further regulations. The Association directly or through its Managing Agent, may but is not required to, assign parking places should this, in their judgment, seem necessary or desirable.

IN WITNESS WHEREOF, the undersigned, as _____ of the Association, certifies these Rules and Regulations were approved and adopted by Executive Board of Directors on _____, 2009.

(sig): _____ (name):