

PROSPECT POINT TOWNHOME ASSOCIATION

HOUSE RULES FOR ALL OWNERS, GUESTS AND TENANTS

(Revised July 21, 2001)

Under Article 6.4 of the Bylaws of the Prospect Point Townhome Association, Inc., the Board of Directors is empowered to ESTABLISH AND ENFORCE such reasonable HOUSE RULES as may be necessary for the use and occupancy of the Prospect Point project. The Board requests cooperation of all owners, guests and tenants in making Prospect Point a pleasant place to live or visit.

1. **COMMON AREAS:** Prospect Point Townhome Association Common Areas are defined as the driveways, walks, landscaped areas, stairs, patios, and entrance balconies.

2. **SENSE OF COMMUNITY:** The Board of Directors wants to remind all owners, guests, and renters, that Prospect Point exists as a Community for many people. These House Rules have been adopted to help make Prospect Point a pleasant and desirable place to live. As you go about your daily life here, please remember that you have neighbors living close by. Many of your neighbors may "turn in" very early after a long day of work, or a day of skiing or other outdoor activity. Please keep clean the areas immediately around your units and help keep our common areas looking clean and neat. Parking is available for owners and guests in each owner's garage and adjacent driveway. Parking spaces are provided by the Master Association on Point Drive opposite condominium buildings 1519/1521 and townhome buildings 1512/1514. Only owners are allowed to bring pets with them during their stay at Prospect Point as long as the pet does not create a nuisance. Owners are defined as: "Owner of record on the property deed filed with either the Townhome or Condominium Association, his or her spouse, their children, their grandchildren and their parents."

3. **MANAGEMENT CONTROL:**
 - A. The Board of Directors has appointed Columbine Management and Real Estate Company (Manager) of Dillon, Colorado as the Managing Agent for the Prospect Point Townhome Association and has given the Manager full responsibility and authority to enforce these House Rules.

 - B. All owners, guests and tenants shall comply with requests of the Manager regarding these rules, but the owners are ultimately responsible for the behavior of their family, guests, and/or tenants. Therefore, while a violator is subject to procedures, the non-compliance of a violator may result in a penalty assessment against the owner of that unit. The Manager may be contacted at (970)-468-9137.

 - C. Damage to common areas and cost of repairs will be charged to owner/guest/tenant involved. Pet owners will be charged for damage caused by their pets. Prospect Point Townhome Association is not

responsible for any damage to vehicles.

D. Manager will have access to any unit, as provided by Article XII, Section 12.2 of the Townhome Association Bylaws. No alteration or change of locks will be done without the authorization by the Manager. There will be weekly inspections for preventative maintenance of all unoccupied units.

E. Manager is not responsible for taking or delivering personal messages. Emergency messages will be taken and delivered if possible. Manager is not responsible for rental related problems (i.e., housekeeping, linens, key access).

F. Manager will not hold or release keys to individuals for access to units without authorization from the owner.

G. Manager is not responsible for showing rental or sales property.

4. HOMEOWNER/GUEST/TENANT RESPONSIBILITIES:

A. An owner shall not make structural, mechanical, electrical or general alterations to a unit or an installation located therein without previously requesting approval in writing from the Prospect Point Townhome Association. The Association shall have the obligation to answer within ten days after such notice and failure to do so within such time shall mean that there is no objection to the proposed modification or alteration.

B. ANY MALFUNCTION that occurs in a unit when the owner is not present is to be reported to the Manager (970-468-9137). In the case of an emergency, the report is to be made immediately, otherwise please make the report during normal working hours.

C. Any damage or clean-up caused by repairs or alterations to an individual unit is the responsibility of the owner of the unit.

D. Owners/guests/tenants are responsible for keeping the areas around their units looking neat and clean, and for promptly depositing all garbage and trash in the containers in the designated trash enclosures on Point Drive. Please recycle as much as possible of the appropriate materials to the Summit County Recycling Area on Summit Boulevard.

E. Limited Use and Right to Lease: The Townhome Units shall be used and occupied solely for dwelling or lodging purposes, including parking of vehicles and storage in garage portions of Townhome Units and other uses customarily incident thereto, and shall not be used at any time for business, commercial or professional purposes; provided, however, that an Owner may use his Townhome Unit for a professional or home occupation, so long as the applicable zoning for the Project permits such use, there is not external evidence thereof, and no unreasonable inconvenience to other Owners is created thereby. This restriction in use shall be subject to reasonable interpretation by the Board of Directors. Owners may rent their Townhome Units to others for these purposes. (This

paragraph has been taken from Article 3, Section 3.4, of the Townhome Declaration for Prospect Point.)

5. RESOLUTION OF VIOLATIONS: A single set of procedures has been adopted by all three Prospect Point Association Boards of Directors to give the Manager and the Boards of Directors a common means of rules enforcement. On XXXX, XX, 2001, the Townhome Association Board of Directors adopted this means of rules enforcement and relevant procedures. This document is attached as an amendment and classified as "Resolution of Violations".

6. COORDINATION WITH MASTER ASSOCIATION HOUSE RULES: The Prospect Point Master Association has a set of house rules which cover the use of the Master Association Common Areas, a copy of which is attached. Owners, guests, and tenants of any of the Prospect Point townhomes are reminded that they are subject to the Master Association House Rules as well as the Townhome Association House Rules that are given in this document.

7. PARKING:

A. Parking is available in each owner's garage and adjacent driveway. Parking is NOT ALLOWED on either side of Point Drive or Berino Court, nor on either side of the roads around the triangular retention pond between townhome buildings 1522/1520/1518/1516 and condominium building 1515.

B. Any automobile, truck, van, motorcycle, snowmobile, boat, boat trailer, RV or trailer, that is parked in the driveway adjacent to a townhome garage may NOT extend into the thoroughfares of Point Drive or Berino Court, nor into the roadway surrounding the triangular retention pond located between the townhome buildings 1522/1520/1518/1516 and the condominium building 1515.

C. No RV trailer or such vehicle may be occupied while parked in a driveway adjacent to a townhome garage.

D. No inoperable vehicle shall be permitted to be parked in a driveway adjacent to a townhome garage.

E. The Manager has the right to require that any vehicle be moved, or towed if necessary, for snow removal.

F. The Manager has the right to require that vehicles parked in violation of these rules be towed at owner/guest/tenant expense.

8. NOISE:

A. Quiet time for all units is designated from 10:00 pm to 8:00 am.

B. No loud, abusive or drunken behavior or use of illegal substance will be tolerated. No loud noise will be tolerated from radios, stereos, or television sets, nor from individuals or groups of individuals in the Prospect Point complex. Noise and disturbance caused by pets will not be tolerated. The Manager has the right to request police assistance if necessary to maintain the peace of the complex.

9. UNITS:

A. Only outdoor porch/patio furniture may be used on patios and balconies.

B. Window coverings - must be white or off-white in color.

C. Running, playing and riding wheeled toys, scooters, skateboards, or other vehicles are prohibited on stairs.

D. Balcony area must be kept neat and orderly - not used for storage. Items permitted: outdoor porch/patio furniture, gas or electric barbecues only.

E. Outdoor Grills - Only gas or electric grills may be used in the Prospect Point complex. The use of flammable liquids to start fireplace fires is forbidden, as is the storage of flammable materials. Propane grills must be attended at all time when in use. Use of charcoal grills of any sort is strictly prohibited.

F. Storage - All personal items must be stored within individual storage units - nothing may be stored outside. No highly flammable or combustible items may be stored in units.

G. No advertisements may be permanently attached to a unit, nor may such signs be displayed anywhere (including common areas) overnight.

H. Garage doors should be kept completely closed except when the garage is actively attended.

10. FIREWORKS/FIREARMS: No fireworks or firearms may be fired or discharged on the premises.

11. PETS:

A. Non-owners (owner is defined in paragraph 2 above), guests, tenants and guests of tenants are NOT ALLOWED to bring pets to Prospect Point.

B. Pet owners are required to clean up after their pets. (At six locations along Point Drive and Berino Court, plastic bags are provided for pet owners for cleanup use.)

- C. ALL PETS must be carried or restrained on a leash when they are outside owner's unit (this includes cats!). (Frisco Town Code, section 79-2)
- D. No household shall keep more than three (3) adult dogs or cats. (Frisco Town Code, section 79-16)
- E. Pets may not be chained and/or left unattended on balconies or in the Prospect Point Townhome Association Common Areas. The Manager will call local authorities to deal with abandoned, mistreated, dangerous, or loose pets.

12. HOT TUB RULES:

- A. Special rules have been instituted regarding use of individual hot tubs (attached). Manager has full authority to enforce all hot tub rules at the direction of the Board of Directors. Note: Each hot tub is individually owned and maintained. The owner is responsible for maintenance and repair.