

SNOWSCAPE CONDOMINIUM ASSOCIATION RULES & REGULATIONS

Last Amended April 10, 2024

These Rules & Regulations are adopted by the Board of Directors pursuant to the By-Laws of the Association. Effective May 10, 2024, these Rules & Regulations may be amended by a vote of the Board of Directors at any scheduled Board meeting after being drafted and submitted to the membership for review and comment at least thirty [30] days prior to adoption.

ALL OWNERS, NON-OWNER OCCUPANTS, AND RENTAL AGENTS SHALL COMPLY WITH THESE RULES & REGULATIONS.

BUILDINGS AND COMMON AREAS

1. The premises shall not be used in any way or for any purpose which may endanger the health or unreasonably disturb the occupant of any other unit (including bright or glaring lights, loud or annoying sound, noxious or offensive odor). Occupants must exercise reasonable care in using kitchen devices. (i.e., dishwasher, disposal units) in such a manner and at such hours so as not to disturb others. (usually between 10:00 p.m. and 8:00 a.m.).
2. All parts of the property shall be kept in a clean and sanitary condition. No rubbish, refuse, or garbage shall be allowed to accumulate. Garbage and trash must be disposed of in the proper receptacles. Garbage and trash shall not be left in/on common areas.
Areas.
3. Common sidewalks and stairwells shall not be obstructed or used for any other purpose than ingress and egress.
4. Owners are allowed to have picnic tables behind their units on the Common Area grounds. Directors' decision of July 3, 1993.
5. Any owner who wishes to make an alteration to the building exterior or to an individual unit which may affect another unit, or the common elements of the property must complete an architectural request review form and submit the completed form to the management company.
6. All entry doors into each unit will be keyed to a master key which is retained by the management. Alternatively, an owner may provide electronic lock system code to the property manager.
7. Charging of vehicles from the outlets on the outside of the buildings is not allowed. Charging from an outlet on individual units' meter is not prohibited.

RECREATIONAL FACILITIES

1. Only owners, guests, and tenants are allowed to use the clubhouse.
2. Do not share your access code. If management thinks your code is being used by unauthorized people, the code will be changed.
3. People using the pools, clubhouses, or other recreational facilities shall abide by the Rules posted in the clubhouse or at the facility.
4. Excessive noise or disruptive behavior will not be tolerated.

5. Management reserves the right to deny use of the facilities to anyone not complying with the Rules.

FIRES

1. Only electric grills are allowed on unit decks. Open flames, of any kind, are strictly prohibited.

PETS

1. Only owners and long-term tenants are allowed to have pets dogs at Snowscape
2. No pets are allowed in the clubhouse.
3. Leashes are highly recommended.
4. Use the dog waste bags available at the dumpsters.
5. Prevent dogs urinating at the bottom of the stairs and other frequently traveled locations.

BALCONIES & DECKS

1. Decks, balconies, and patios shall be neat and tidy at all times.
 - a. County regulations regarding the storage of firewood, is to store it at least 5 feet from the building.
2. No wind chimes are allowed.

PARKING/VEHICLES

Parking is reserved for occupants of this Association's units.

Vehicles, including motorcycles, in violation of the Association's Rules & Regulations may be towed.

Towing and storage be charged to the vehicle owner.

2. Storage of commercial vehicles, vehicles over 15'6" in length, campers, trailers, boats, snowmobiles, or recreational vehicles is prohibited without approval. Trailers must be parked separately from the vehicle towing it in an out of the way location, and shall not be stored or parked on the property for more than seven days except as may be approved by the Board of Directors or their designated representative after receiving a written request from the owner of such vehicle.
 3. All vehicles must have current registration and tags.
 4. The following violations will result in towing at the vehicle owner's expense:
 - a) Any vehicle on the premises which is not properly licensed.
 - b) Any vehicle on the premises which is not operative.
 - c) Any vehicle parked in 'No Parking' areas.
- ANY VEHICLE BLOCKING FIRE DEPARTMENT ACCESS MAY BE TOWED IMMEDIATELY**
4. d) Any vehicle obstructing snow removal for more than 48 hours.
 5. e) Vehicles parked in one spot in parking lot for 48 hours except when the Association has been notified and agrees to a longer period. (7 days after tagging). Refer to rule
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4. Other than emergency repairs, no repair or restoration of vehicles is permitted in the parking lot.

RENTAL OF UNITS

1. All rentals of unit must abide by the following restrictions:
 - a. Rentals for less than 3 nights are not allowed
 - b. Rentals to guests aged 24 and younger are not allowed

CLUBHOUSE

1. When in the clubhouse, children under 13 must be accompanied by a person 18 or over at all times.
2. No cut-offs, T-shirts, or diapers are Allowed in the pool or hot tub.
3. No throwing of objects is permitted in the pool area.
4. No glass is allowed in the pool/hot tub area.
5. The clubhouse is a “no smoking” area.

ENFORCEMENT OR RULES & REGULATIONS

Refer to the Enforcement Policy of the association

PENALTY SCHEDULE

The following penalty schedule shall apply for each violation and subsequent violations for the same offense during any calendar year:

First Offense Written Warning

Second Offense \$50.00 assessment against the unit

Third Offense \$100.00 assessment against the unit

Fourth Offense \$150.00 assessment against the unit

Fifth Offense \$200.00 assessment against the unit