

HOMEOWNERS RULES AND REGULATIONS

The homeowners of Building #16 at Hi Country Haus, have spent considerable time, effort, and resources to keep our units, building, decks, and surrounding area well maintained, clean, and problem free. Your Board of Directors thought a reminder of the **Rules and Regulations** would be helpful for both new and existing homeowners:

- ✓ The owner of each unit shall not be permitted to have more than two (2) motor vehicles on the property. This is particularly important during high season when our lot is full. **No vehicle storage will be allowed at any time.**
- ✓ For Sale or advertising signs may only be placed next to the front door or in a window..
- ✓ Nothing shall be done in any unit, in the common area, or on the decks, which could impair the structural integrity of the building or will structurally change the building without prior approval of the Board of Directors. Satellite dishes are not permitted.
- ✓ Storage of boxes, containers, bikes, or equipment are not allowed on the decks. Charcoal grills are strictly prohibited anywhere on the premises. Remember that the decks are common area and other unit owners must be able to freely walk along any of the decks.
- ✓ Items that will be allowed on decks are as follows; small patio furniture or bench that does not restrict foot traffic, **a ski rack that is a Board of Directors approved.** All items must be in good condition, painted or finished to comply with approved color code.
- ✓ Homeowners remodeling their unit must clear the deck every evening of materials or tools and keep all materials, furniture, fixtures, or appliances on the inside of their unit. All waste materials are to be disposed of properly – no appliances, building materials or construction debris are allowed in the dumpster.
- ✓ Unit owners and their guests are required to minimize loud and objectionable noises, music, TV's, or other behavior that may disturb, annoy, endanger, or inconvenience other unit owners and their guests.
- ✓ No animals except domesticated cats and dogs shall be allowed. The owner of the unit, to the exclusion of all others (including long/short term renters), shall be the only person permitted to keep an animal on the premises. The owner of the unit shall be liable for any damage done to the premises of Building No. 16, or to any individual by such animal.
- ✓ Violation of one or more of these Rules and Regulations may result in a fine or additional assessment to the unit owner.

