

Meadow Cove Association, Inc

Rules And Regulations

Services

Currently, your monthly association dues provide the following services to be paid for from the common expense assessments:

- A. Building Maintenance
- B. Grounds Maintenance
- C. Utility Service for Common Area
- D. Snow Removal
- E. Trash Removal
- F. Insurance for Common Area
- H. Management and Administrative Fees
- I. Reserve Funding
- J. Water and gas for Buildings C & D

Maintenance

The Association is responsible for the maintenance of all Common Elements. The cost for this is part of the annual budget and makes up a portion of your monthly association dues.

Landscaping and gardening

All landscaping and gardening shall be accomplished or undertaken only by the Association unless approved prior by the board.

Declarations, Bylaws, and Articles of Incorporation

When you purchased your property you should have been provided a copy of the associations governing documents. These Rules and Regulations are derived in part from the Use Restriction section in the Declaration and apply to all units within the association. These items can be found on the KTTRHOA.com website if you have not received a copy at closing.

Vehicles

- A. All vehicles must have valid registration and display proper licensing tags, stickers, or plates.
- B. All vehicles must be fully operational.
- C. No vehicle will be placed or remain on the property, adjacent road, or driveway for more than forty-eight (48) hours.
- D. No snow removal equipment or garden or maintenance equipment shall be kept on the property without written consent from the board except when in use.

Outside of condominium

No secondhand structure, no building of temporary character, no mobile home, house trailer, boat or camping trailer, tent, shack, or outbuilding shall be placed or used on the property, either temporarily or permanently; except as provided herein, no exterior additions, (including, without limitation, exterior television aerials.), alterations, signs or decorations shall be commenced, erected, or maintained without the prior written approval of the association as to conformity and harmony of external design and location with existing structures in the project. No permanent or temporary structures for the purpose of handling and drying clothes shall be installed except as permitted by the association. No fences, walls, or other barriers shall be permitted on or around the condominium project except with the written consent of the association.

Pets

- A. One Pet will be permitted, without the written approval of the Executive Board.
- B. Domestic dogs & cats will be allowed as pets.
- C. No Breeding of any animals on the property is permitted.
- D. Pets must be on a leash at all times when on the Common Elements where specified by the Board.
- E. No pet may be staked or tied outside of buildings.
- F. Pets may not be housed on balconies or patios or left unattended for extended periods of time that allow the animal to create a noise or defecation nuisance to neighbors.
- G. All owners are personally liable to the Association for damage to Common Elements caused by pet kept in their unit.

- H. Owners will immediately clean up and dispose of the pet's droppings. Pet cleanup dispensers are available at the dumpster area.
- I. Pets reported and determined to be a nuisance or dangerous to other residents will be reported to the Summit County Animal Control.

Noise and Lights

No lights shall be emitted from any condominium unit which are unreasonably bright or cause unreasonable glare. No sound shall be emitted from any condominium unit which is unreasonably loud or annoying, and no odor shall be emitted from any condominium unit which is noxious or offensive to others. No noxious or offensive activity shall be carried on upon any condominium unit, nor shall anything be done or placed on the property which is or may become a nuisance or cause embarrassment, disturbance, or annoyance to others.

Insurance

The association pays for the general liability insurance on the property. Nothing shall be done or kept in any unit or in a common element which would result in the cancellation of the insurance on the condominium project or increase the rate of the insurance. As a condition of an approval for such activity the association may require the party seeking to engage in such activity to pay any increase in the rate of insurance.

Solicitors

Solicitors are not permitted.

Civil & Criminal Law

Unlawful acts of any sort are strictly prohibited and subject to prosecution to the full extent as the law provides.

Firearms, Fireworks, and Hunting

Discharging of any firearm or fireworks of any kind is strictly prohibited. Hunting is also strictly prohibited on the Meadow Cove premises.

Storage of Items

No lumber, plant waste, metals, bulk materials, scraps, refuse, or trash shall be kept stored, or allowed to accumulate on the property.

Trash Disposal & Recycling

No littering in the common elements. For your convenience a refuse shed is located in the center of the complex. Please place all trash completely inside the receptacle. Trash is picked up once a week.

Building Exteriors

A. The Association shall maintain the exteriors of all buildings in order to maintain uniform appearance. Construction, modifications, or alterations to the exteriors of any kind are prohibited.

B. Projections of any kind are prohibited on the exterior of the buildings without written permission of the Executive Board. The only exception is the small dish satellite, less than twenty-four (24) inches in diameter, permitted only in the balcony or patio area.

C. Signage of any kind is prohibited without written permission of the Executive Board. This includes signs posted inside a Unit, such as a 'For Sale' sign.

Owner Responsibility

Each Owner is responsible to ensure that all family members, guests, renters, tenants, and Rental Agencies and cleaning/repair personnel are aware of all Rules & Regulations of Meadow Cove Association, Inc.

Important Phone Numbers

- Emergency: Fire, Police,
- Medical.....911
- Key To The Rockies Association Property
- Manager.....468-1898
- Keystone Resort Guest
- Services.....496-4000
- 24 hour assistance or other non-911
- emergencies.....468-1898

The above information is submitted to you, the Owners, in order to promote harmony and happy living conditions for all people in our

community. In case of conflict with any item between the Declarations, the By-laws, and the Rules & Regulations, the Declaration will prevail.

According to the Bylaws, Section 4.08(b), the Executive Board will enforce these rules and regulations with such action as is deemed appropriate, including the following fine schedule approved by the Board May 15, 2006:

Penalty for Violation by Offense

1st Offense: Written Warning

2nd Offense: \$25.00 Assessment against condominium Unit

3rd Offense: \$100.00 Assessment against condominium Unit

4th Offense: \$150.00 Assessment against condominium Unit

5th Offense: \$200.00 Assessment against condominium Unit

Any member against whom a penalty is assessed will have the right of due process, and may request a hearing at a regularly scheduled Board Meeting, by writing the Board and scheduling time on the agenda of the next meeting.

Notice

According to the Declaration, Article 10, Section 10.01(b), the Executive Board may adopt modified Rules & Regulations from time to time. Please make sure to keep the most recent copy in your records. Please contact Key To The Rockies Property Management to receive the most recent copy.

Revised May 15, 2006