

LAKE HAUS CONDOMINIUMS

RULES AND POLICIES

Manager Contact: Manager@LakeHausHOA.com, 970-468-6371

VEHICLES and TRAILERS

- A total of two vehicles (cars or motorcycles) are allowed per unit...one in the designated spot and the second in a non-reserved slot, but with the Lake Haus parking tag prominently displayed on the rearview mirror. A single parking tag is allocated per condo.
- The owners of additional vehicles parked for more than 24 hours must submit vehicle information to the manager or risk being towed.
- Vehicles are not permitted on the lawns or open spaces without permission.
- Mechanical repairs are not allowed on Lake Haus property without permission. Inoperable, unlicensed or junk vehicles will be towed away at the owner's expense.
- Parking of boats, trailers, recreational vehicles, and snowmobiles, etc. are not permitted unless expressly authorized by the manager and are then limited to 72 hours and must be parked on the gravel area adjacent to the Building D parking lot.
- Vehicle charging and engine heaters must be plugged into outlets in the resident's unit.
- Sleeping in vehicles parked on Lake Haus property is prohibited.

PETS

- Tenants and visitors are not permitted to have pets in Lake Haus units nor left unattended in vehicles.
- Pets are expected to be reasonably quiet at all hours.
- Animal feces are to be picked up immediately and disposed of in the dumpsters.
- Pets are not allowed to be tied to the decks, patios, trees, buildings, etc.

RULES OF CONDUCT

- Smoking of any kind is prohibited in all condos, stairwells, decks, and patios. Smoking is only permitted outdoors, well away from all entrances.
- Quiet Hours are 10 pm to 7 am. Residents shall respect the right of others to rest without disturbance.
 - o Excessive noise from occupants of short-term rentals can be resolved by calling the Summit County Short-term Rental Complaint hotline at 970-486-1444.
 - o To resolve excessive noise concerns from other residents, first speak directly to the offending party. If necessary, contact the manager to escalate.
- Do not hang bicycles, canoes, sporting goods, garments, rugs, clotheslines, etc. from the windows, railings, patios, or any part of the building.
 - o All personal possessions must be kept on the patios/decks and below the railing.
- Do not hang anything (pictures, signs, etc.) on the hallway walls. No lockboxes allowed on the railings.
- Only Gas or electric BBQ grills are allowed at Lake Haus. No charcoal grills.

SNOW REMOVAL

- Do not park in areas designated for snow storage.
- Residents are highly encouraged to move vehicles to allow complete plowing of the parking lots.

ENTRY AREAS

- The main entrance door must be closed at all times and hallways may not be used as work areas, playgrounds, or storage.
- The closets under the stairs are not to be used for storage of personal items in accordance with local fire ordinance and to maintain emergency access to water shut-off valves. Anything stored under the stairs will be discarded.
- Residents are not permitted to alter the temperature of the hallway thermostats.

WATER SUPPLY

- The water supply to a condo should be turned off when the unit is vacant for more than 24 hours.
 - o The shut-off valves are located under the stairway in the common area hallway.
- Thermostats in unoccupied units must be set to a minimum of 55 degrees to prevent frozen pipes.

ADDITIONAL ITEMS

- The Lake Haus Condominium Association is not responsible for personal injury, loss, or damage to personal property within the individual condominiums.
- Each owner is responsible for ensuring guests and tenants abide by these rules and will be responsible for any damages they might cause.

A full and complete set of declarations, documents and rules & regulations is available at the Lake Haus website www.lakehaushoa.com.