

# **DILLON VALLEY EAST CONDOMINIUM ASSOCIATION RULES & REGULATIONS**

**Revised June 2021**

The purpose of these rules and regulations is to assure that all residents may enjoy living in this condominium community. It is the responsibility of all residents to read and comply with these rules and regulations.

The term "Association" within this document refers to the Dillon Valley East Condominium Association. The term "Management" refers to the Dillon Valley East Condominium Association Board of Managers, the Management Company, and/or the Property Manager.

For comments, contact Basic Property Management at 970-668-0714  
Office Hours: 9:00 AM to 5:00 PM Weekdays  
Web site: [www.basicproperty.com](http://www.basicproperty.com)

Clubhouse: 970-468-1371  
Office Hours: 9:00 AM to 9:00 PM Daily  
After-Hours Answering Service: 970-468-1371  
Web site: [www.dillonvalley.org](http://www.dillonvalley.org)

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## **Article I Use of Units**

**Section 1.1 Occupancy Restrictions.** Residential units are limited to occupancy according to Summit County regulations as defined in the Dillon Valley East Declaration and the Laws of Summit County and the State of Colorado. Current Summit County regulations limit maximum occupancies of units as follows: Studio: Two people; One-bedroom: Two people; Two-bedroom: Four people; Three-bedroom: Six people. (Exception: Same family). Contact Summit County Planning Department for more information or to file a complaint.

**Section 1.2 No Commercial Use.** No industry, business, trade or commercial activity may be conducted in any of the common areas or in individual units except as per Summit County Planning Department regulations.

**Section 1.3 Signs.** According to the Declarations, only one "For Sale" and/or "For Rent" sign is allowed. Ground level units may place the sign in the patio sliding door and upper units may place the sign in a bedroom window. No other signs, pictures, etc. may be displayed in unit windows.

**Section 1.4 Keys and Access by Management.** Management shall retain a passkey to all premises. No unit owner will alter any lock or install a new lock on any door of any premises without immediately providing Management with a key. Deadbolt locks installed must match unit's door lock. To insure security all unit keys are kept in a secure place. If keys are not provided and management personnel must force entry during an emergency, owners will be responsible for locksmith fees or repair of all damages. No keys will be released to owner's agents, real estate agents, relatives or guests (including family) without verbal/written authorization from owners.

**Section 1.5 Electrical Devices or Fixtures.** No electrical device creating overloading of circuits may be used. Misuse or abuse of appliances or fixtures within a unit, which affects other units or the common elements, is prohibited. Damage resulting from such misuse will be the responsibility of the unit owner causing the issue. Only licensed contractors shall install or repair electrical, plumbing or telephone systems including but not limited to zone valves and washers/dryers.

**\*Section 1.6 Washers and Dryers.** All owners must apply at the clubhouse prior to installing a washer/dryer into their unit, at which time the owner will receive rules, specifications and fine structure. There is a \$100 fee per year for washers and dryers.

**\*Section 1.7 Satellite Dishes.** Installation requirements are available in the clubhouse office. All installations must be in compliance with installation standards. Any installation not meeting the standards will be subject to an immediate fine and must, within seven days, come into compliance.

**Section 1.8 Objects Displayed at Units.** Except for limited common elements, no article shall be placed in any of the general common areas. Unit owners will not cause or permit anything to be hung or displayed outside the unit or building without the prior consent of Management.

The Association shall not be responsible or liable for the maintenance, safety, repair, damage or theft of/to the decorations. Owners who place decorations shall assume all liability connected therewith.

The Association/Management reserves the right to remove any and all objects/decorations at any time for any reason. In such an event, decoration(s) will be returned to the owner.

**Section 1.9 Draperies and Blinds.** All draperies, verticals and mini blinds will be a neutral solid color and kept in good condition where seen from the outside of the unit. Example: White, beige, gray, brown.

**Section 1.10 Cleanliness.** Each unit owner will keep his unit in a good state of preservation and cleanliness and will prevent the accumulation of materials that will constitute a danger or promote the spread of vermin, odors or conditions constituting a danger or nuisance to the common elements or other units.

**Section 1.11 Maintenance.** All owners are responsible for the maintenance of the interior of their units. This includes but is not limited to zone valves, all plumbing fixtures, appliances, windows and doors, etc. Owners of units that are not properly maintained and cause damage to other units will be responsible for the repair of all damages.

**\*Section 1.12 Fences.** Fences around patios must be approved by Management in writing prior to construction and must conform to the Patio Fence Construction Agreement.

- a. The owner of the unit benefiting from an existing fence enclosure shall be responsible for maintenance of the fence and the grounds within the fence and shall keep it in a condition similar to the grassed area on the outside of the fence
- b. If the on-site staff has to mow grass, clip weeds, etc. within the fence, the owner shall be billed for the work done
- c. Management reserves the right to require the removal of the fence if the owner does not maintain the area
- d. That which is permitted to be placed on the balconies of the upper-floor units may be placed within the fence enclosure, but nothing else
- e. The owner or Association will correct patio fences not meeting specifications at the owner's expense per Fence and Construction Agreement

**\*Section 1.13 Windows / Sliding Doors / Screens.** Windows, sliding glass doors, the door into your unit, and screens are the responsibility of the owners and they must be kept in good repair at all times. Replacement windows, sliding glass doors, and screens must be almond, canvas, or off-white in color and consistent in style with existing windows and doors. The door into your unit may be any neutral color. A Remodeling Policy application must be submitted before replacing doors or windows. Doors, windows, and screens improperly installed or of an improper color or style may be replaced by the Homeowners Association at the owner's expense. All windows and sliding glass doors must have screens. Management may remove and discard any damaged screens and it would be the owner's responsibility to replace them.

**Section 1.14 Patios / Balconies:** Any repair to balconies or other limited common elements, necessitated by damaging acts or negligence by an owner, or member of an owner's family, or owner's tenant or guest, shall be made at the expense of the owner.

Residents may place reasonable sized flowerpots and/or flower boxes on the patio. Anything on balconies must hang within the confines of the space. No object may hang outside of balcony rail. Attractive furniture/accessories meant for outside use is acceptable on the patios and decks.

Unfenced Lower Units: Keep all patio furniture/accessories neatly arranged on the patio slab. Pre-approved storage units may be used for storage of tall, loose, or small items; coolers; etc. on patios – see examples at clubhouse. Other items like children's toys, tricycles or bicycles may not be left unattended on the lawn area.

Patios and Balconies are to be kept clean. Items allowed on the patio/balconies are patio furniture, firewood, bicycles (hanging), gas grills, and outdoor children's toys. All items must fit within the confines of the balcony or on the patio slab. No trash, tools, motor vehicles, vehicle parts, indoor furniture, charcoal grills, gas cans, carpets, ladders, mops, garden tools, etc. may be

kept on the patio/balcony. Nothing should drip on units below. Grills should be placed on a grill pad to protect balconies and patios.

Bicycle racks are provided for all levels. Bicycles may also be hung from above with hooks provided and installed by the Management Company. For security reasons, please keep all bicycles locked.

Firewood shall be neatly stacked at or on patios and balconies. Firewood on balconies shall not be stacked above the railing. Rotten or insect-infested firewood shall be removed upon discovery. No more than a third of a cord (approximately 2' wide x 4' high x 4' long) may be stacked on any level.

**Section 1.15 Grills and Fireplaces. EMERGENCY; DIAL 9-1-1.** Charcoal grills, wood-pellet grills, deep oil fryers, outdoor wood-burning fireplaces, fire pits, and chimeneas are not allowed. Fire extinguishers are located on the front and rear of each building. Residents may have a gas grill and it must not touch any of the wood rails. You must turn the gas bottle off when not in use. No flammable fluids are to be used. Do not place partially burned logs or ashes in any type of container on the balcony. Ashes can remain hot up to five days so use extreme caution in disposing of them. Please use a metal ash bucket. Do not put in the dumpster until cold. Chemical logs such as Duraflame may be used in accordance with manufacturer's recommendations. Only one chemical log may be burned at a time. No chemical logs may be used in a 'closed combustion' stove.

**Section 1.16 Lower-Level Closets.** Closets under the stairways in various buildings of Dillon Valley East are declared limited common elements for the exclusive use of the owners of those lower-level units (in the respective buildings) whose access to their units is at the same level as the stairway closets. Where there are two lower-level units, the closet is to be shared. No flammable materials may be stored in the closets, units, on patios or balconies. Closet keys must be provided to Management - where no key is available Management has the right to have a key made at the owner's expense.

## **Article II Use of Common Elements**

**Section 2.1 Obstructions.** There will be no obstruction of the common elements, nor will anything be stored outside of the units without the prior consent of Management, except as hereinafter expressly provided. Common entry doors are not to be blocked open nor remain open. You may prop a door open to load and unload, but you must be present.

**Section 2.2 Storage.** Storage of materials in limited common elements or other areas designated by Management, including storage lockers, will be at the risk of the person storing the materials.

**Section 2.3 Proper Use.** Hallways are common elements and will be used only for the purposes for which they were designed. Items that are allowed are ski boots, snowboard boots, shoes on built-in benches provided in some buildings, and skis in ski racks. Any other item is considered a fire hazard and a violation of the fire code. Any item left in a common element may be removed at the discretion of Management. No person shall leave trash on a common or limited common element, or interfere with its proper use by others, or commit any vandalism, boisterous or improper behavior on a common element which interferes with or limits the enjoyment of condo units or common elements by others. Any damage to a common element or personal property caused by the owner or children of a condo unit owner, renter, or their guests shall be repaired at the expense of that unit owner. There will be no smoking in the interior common areas (i.e. the clubhouse, hallways, and the laundry room). Please turn off all the lights in common areas when not needed.

**Section 2.4 Additions to, Appurtenances to, and Appearance of Buildings.** No appurtenant alterations, additions or improvements may be made to the common elements. Clothes, sheets, blankets, laundry or any other kind of articles may not be hung out of a building, over the side of a balcony or fence, or exposed or placed on the outside walls or doors of a building.

**Section 2.5 Painting Exterior / Interior.** Owners will not paint, stain, or otherwise change the color of any common area (exterior or interior) of any building.

### **ARTICLE III Actions of Owners and Occupants**

**Section 3.1 Annoyance or Nuisance.** No noxious, offensive, dangerous or unsafe activity will be carried on in any unit, parking lot, common element or limited common element. Nothing will be done willfully or negligently, which may be or become an annoyance to the other unit owners or occupants. No unit owner or occupant will make or permit any disturbing noises by himself, his family, employees, visitors or licensees, or permit anything to be done by such persons that will interfere with the rights, comforts, or convenience of other unit owners or occupants. No unit shall operate sound devices at such high volume or in such other manner that it will cause unreasonable disturbances to other unit owners or occupants. Quiet time will be from 10:00 PM to 7:00 AM. After clubhouse hours owners should contact the Sheriff's department at (970) 668-8600.

**Section 3.2 Compliance with Law.** No illegal, improper, or offensive use may be made of a common area. Unit owners will comply with and conform to all applicable laws and regulations of the United States and of the State of Colorado, and all ordinances, rules and regulations of Summit County, Colorado, and will save the Association, Management Company, or other unit owners harmless from all fines, penalties, costs and prosecutions for the violation thereof or noncompliance therewith.

#### **Section 3.3 Pets**

1. Residents of Dillon Valley East Condominium Association (DVE) are permitted to have a maximum of two "common household pets" per household. Owners of multiple units may not combine their units to exceed the maximum number of pets allowed.
2. "Common household pets" are domesticated animals such as dogs, cats, birds, rodents, rabbits, fish or turtles, that are traditionally kept in the home for pleasure rather than for commercial purposes. Common household pets do not include reptiles (except turtles).
3. Pets must be registered as required by the owner's primary home location and vaccinated as required by Summit County law. Pet owner must keep current documentation of rabies vaccination and make such documentation available to the Association upon request.
4. Pets may not be kept or bred for commercial purposes.
5. Pets may not be left unattended on balconies, patios, or tethered outside of buildings. Pets are not permitted to run at large.
6. Pets must be always under physical control, leashed, or in a pet carrier while on DVE property and in any common areas, including hallways and entrances.
7. Pets are not permitted to enter the Clubhouse, tennis, or basketball courts (service animals excepted).
8. Pet waste must be picked up and disposed of in a trash container immediately.

9. Pet owners are responsible for all damages caused by their pet, including all costs associated with the repair or replacement of damaged property.
10. Pets are not permitted to become a nuisance or disturb the peace of any other resident by causing personal injury or property damage, or by habitual or persistent barking, howling, yelping, whining, or any other unprovoked noise.
11. Pet owners are subject to fines for violations of these rules pertaining to pets, and subject to collection procedures established by the DVE Association. Fines begin at \$25 for the first violation and increase to \$50 for each additional violation.
12. Pet owner agrees to indemnify, hold harmless, and defend the Association and property management against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind arising from their pet(s).

**Animal Control:**

In the event any pet disturbs neighbors, is aggressive, or is destructive to property, please file a formal complaint with the Summit County Animal Control at (970) 668-3230.

The homeowner's association Board of Managers reserve the right to modify this section at any time.

**Section 3.4 Smoke Detectors.** All units will have a smoke detector that is operative. Condominium owners are responsible for maintenance and replacement of defective smoke detectors.

**Section 3.5 Indemnification for Actions of Others.** Unit owners will hold the Association and the Management Company and other occupants harmless for the actions of their children, tenants, guests, pets, servants, employees, agents, invitees or licensees.

**Section 3.6 Employees of Management.** No unit owner will speak to or treat an employee of the Management Company disrespectfully. Using profanity while speaking with an employee is a fineable offense. Employees may not be hired to do in-unit maintenance – neither during nor after their normal working hours.

**Section 3.7 Rental Units.** Owners/agents must provide the clubhouse with contact information of their tenant(s). Any owner who rents their unit must provide a copy of these Rules and Regulations to the tenants and rental agents. Owners are responsible for the actions of their tenants regardless if they have a rental agent or if they rent their unit directly. It is highly recommended that owners/agents do a criminal background check (Go to <http://cbi.state.co.us>.)

**\*Section 3.8 Remodeling of Unit.** Owners may remodel their unit, at their own expense. Under no circumstances may an owner move any pipe, wiring, conduits or systems without the written consent of Management. No walls may be removed, disturbed or changed without the written consent of Management. Please complete a Remodeling Application.

**ARTICLE IV  
Rubbish**

**Section 4.1 Trash Containment.** No storage of trash will be permitted in or outside any unit in such manner as to permit the spread or encouragement of fire or vermin.

**Section 4.2 Trash Pickup Areas, Trash Accumulation.** No accumulation of rubbish, debris, or unsightly materials, including cigarette butts, will be permitted in or on a common area, nor will any rugs or mops be shaken or hung from or on any of the windows, doors, balconies or patios.



**Section 4.3 Trash Container Location.** The Management Company will designate all trash container locations. Pickup will be from those locations only. Occupants will be responsible for removal of trash from their units to the pickup locations. Trash is to be deposited in dumpsters within that location and the area is to be kept neat, clean, and free of debris. There shall be no furniture, bulky waste, Christmas trees, or other waste outside of the containers. Vehicles parked that interfere with the dumpster's pick up will be fined without warning. All appliances and furniture must be disposed of at the owner's/tenant's expense and cannot be placed in or around the dumpster. Trash from remodeling is the owner's/tenant's responsibility. Do not climb on dumpsters or the enclosures.

**Section 4.4 Single-Stream Recycling.** Recycling is available behind the clubhouse. Glass must be separated and placed in the smaller can so marked. Paper and cardboard are not accepted. You may call the clubhouse with any questions about recycling.

## **ARTICLE V Parking / Motor Vehicles**

Owners who lease or rent their units directly or through an agent must include this article, "Article V, Motor Vehicles" in their lease or rental agreement. Unit owners of violators of parking rules are responsible for their guests and tenants and are liable for fines and bills incurred by them. Management reserves the right to modify this article at any time.

**Section 5.1 Assigned Spaces.** Each condominium unit has one designated space by their building. Extra vehicles may be temporarily parked at the clubhouse for a period of 24 hours. Owners, guests, and tenants wishing to park more than 24 hours at the clubhouse must register with the clubhouse and display a temporary parking permit. In no event may a vehicle park at the clubhouse more than four days without being driven on public streets.

### **Section 5.2 Parking Permits**

- a. All vehicles must display a permit facing forward from their rearview mirror
- b. Permits may be obtained at the clubhouse during normal business hours
- c. **Plastic Permits:** Each condominium unit is allowed two plastic permits which may be used by owners, tenants, and guests. When management updates the plastic permits to a new color, owners must exchange their old permits (which become invalid) for new ones – at no charge. The cost to replace lost, misplaced, or stolen plastic permits is \$75.00 each.
- d. **Temporary Permits:** Temporary permits may be issued at the discretion of Management based on current lot occupancy

**Section 5.3 Four-Day Rule.** All vehicles on the far side of the parking lots must be moved at least once every four days. However, owners may park a vehicle in their designated space for more than four days so long as it is the owner's only vehicle in the lot and the owner has made arrangements to have the vehicle moved off the lot within 24 hours of a sign being posted near the main entry door requiring that vehicles be moved (for parking lot repairs, roof snow & ice removal, etc.).

### **Section 5.4 Limitations on Use**

- a. **License Plates:** All vehicles on DVE property must be properly registered and have current license plates
- b. **Operable Condition:** All vehicles on DVE property must be in operable condition
- c. **Back-In Parking:** Back-in parking is not allowed on the building side of lots to avoid exhaust fumes entering building units

- d. **Five Feet from Building:** Vehicles must be parked at least five feet from buildings to accommodate pedestrians and facilitate snow removal
- e. **Speed Limit:** The speed limit on DVE property is five miles per hour
- f. **Dually Trucks:** Vehicles designed to have four tires on one axle are prohibited from parking next to the buildings
- g. **Emergency Vehicles:** Emergency vehicles may be allowed to park on DVE property at the discretion of Management
- h. **Commercial Vehicles:** Vehicles with a gross vehicle weight of 10,000 pounds or more may not be parked on common elements except for temporary loading or unloading, unless authorized by Management
- i. **Trailers:** Trailers, campers, and RVs may be parked in the lots by the buildings for a maximum of four days if they fit into a normal 9' x 18' parking space
- j. **Block Heaters:** Electrical cords for engine block heaters are not allowed
- k. **Idling:** Under Colorado law it is illegal to leave a car idling unattended. Idling can cause the buildup of carbon monoxide in condo units
- l. **Driving on Grass:** Motorized vehicles may not drive or park on grass areas. Exceptions are vehicles authorized by Management. Unit owners are liable for repairs to damaged lawns, sprinkler systems, etc.
- m. **Vehicle Maintenance:** Vehicle maintenance (tune-ups, oil changes, tire rotations, etc.) may not be performed in the parking lots, but is allowed in a designated area at the clubhouse – please inquire at the clubhouse for proper use of the area
- n. **Oil Spills:** Condominium owners will be fined and billed for cleanup and/or repair for damage to the asphalt or other surfaces as a result of leaking or spilled fluids from vehicles belonging to themselves, guests, or tenants. This includes, but is not limited to motor oil, antifreeze and transmission fluid
- o. **Children Playing:** Children may not use parking lots for bike riding or playing

**Section 5.5 Long-Term Storage Parking Lot.** A parking area behind the clubhouse and next to the tennis courts is available to park boats, motorcycles, RVs, snowmobiles, trailers, and extra vehicles. See the long-term storage parking lot policy or visit the clubhouse for more information.

**Section 5.6 Snow Removal.** If it has snowed three inches or more overnight we will normally plow the parking lots. When we get to your lot, if you have a vehicle parked adjacent to the building, we will typically knock on your door and ask you to move your vehicle to the far side of the lot until we have finished plowing your lot. The following day we usually come back to clean-up any spaces that we could not access the day before.

**Section 5.7 Fines & Towing.** Vehicles not complying with the above rules are subject to being towed and/or fines.

## **ARTICLE VI General Administrative Rules**

**Section 6.1 Consent in Writing.** Any consent or approval required by these rules must be obtained in writing prior to undertaking the action to which it refers.

**Section 6.2 Complaints.** Any formal complaint regarding the management of the property or regarding actions of other unit owners will be made in writing, signed, and mailed or emailed to Management. Complaints will be kept confidential to prevent retaliation.

## **ARTICLE VII Clubhouse and General Recreation Rules**

**Section 7.1 Limited to Occupants and Guests.** All homeowners and guest are required to present a valid clubhouse card to use the clubhouse facilities. Only authorized users and their guests are allowed to use the facilities. Management may require identification in addition to the clubhouse card. All facilities are used at the risk and responsibility of the user. The user shall hold the Association harmless from damage or claims by virtue of such use of facilities. Users must follow all rules and regulations.

**\*Section 7.2 Reserved Areas.** The clubhouse meeting/party room may be reserved for private parties by owners only. All requests for use of the clubhouse meeting room will be made at the office. Size of parties will be limited to 50 persons. An owner must be present for the duration of the event. A nonrefundable cleaning fee of \$10 and a refundable damage deposit of \$100 will be required with the reservation. The TV room, game room and swimming pool cannot be reserved. See application for more information.

**Section 7.3 Children.** Parents are responsible for violations or damage caused by their children whether or not the parents are present. An adult must accompany children under 14 years old.

**Section 7.4 Restriction / Removal for Violation.** Users of the clubhouse or outside recreation areas may be restricted or removed for violations of pool rules, association rules, poor conduct, appearing to be under the influence of drugs or alcohol, or being a nuisance to others.

**Section 7.5 Proper Use.** Recreational facilities will be used for the purposes for which they were designed. All picnic areas, playground and other equipment, and surrounding areas will be properly used.

## **ARTICLE VIII Swimming Pool**

**Section 8.1 Use of Pool.** The swimming pool and spa are for the express use of Dillon Valley East homeowners, tenants and their guests. Use of the pool and spa is at the user's risk. The Association assumes no liability for accidents.

- a. No children under the age of 16 years are allowed in the pool unless accompanied by an adult at least 18 years of age
- b. Guests are limited to five per household and must be accompanied by an adult resident unless prior permission is obtained by Management
- c. Anyone using the pool/spa must shower prior to entering the water
- d. Swimsuits must be worn at all times. Infants must wear swim diapers while in the pool. Cut offs or street clothes may not be worn in pool or spa
- e. Alcoholic beverages, soft drinks, food, glass containers and chewing gum are not allowed within the pool area
- f. Air mattresses, inner tubes and other pool toys without sharp or metal areas are permitted within the pool area, but must be removed when they interfere with the pleasure of others
- g. Running, pushing, excessive splashing and other disruptive behavior will not be tolerated within the pool, spa or pool area
- h. Pets and riding vehicles (bikes, skateboards, roller skates, etc.) are not permitted within the pool area
- i. Life saving equipment is for that purpose only and is to be used in emergency situations only. Do not play with this equipment
- j. Excessive noise (human or otherwise) need not be tolerated in and around the pool area. If someone asks you to lower your noise level, please do so. Please be courteous!

- k. Suntan lotions will stain the pool furniture. Please use towels to cover furniture when using lotions
- l. Remember to take all your belongings with you when leaving the pool area. This includes towels, clothing, lotions and all trash. The association is not responsible for items left in the clubhouse

Violations of the above rules are subject to fines as prescribed by the Association and/or suspension of right to use the pool area.

**Section 8.2 Hours.** Swimming pool hours are from 9:00 AM to 8:30 PM. Exceptions will be posted on the clubhouse door. The clubhouse closes at 7:00 PM for Homeowners Association board meetings and is closed Christmas Day.

**Section 8.3 Sauna and Locker Rooms.** Users of the sauna in the women's locker room shall follow the instructions posted next to the access door. If uncertain about the operation contact the staff on duty. Valuables left in the locker rooms are at the owner's risk. Locks must be removed when user exits the facility. The Association, Board of Managers, and employees of the Property Management Company are absolved of liability for loss of valuables in the recreational facilities.

**ARTICLE IX  
Game Room**

**Section 9.1 Pool Table and Table Tennis Table.** Pool table and table tennis table will not be used by person's age 14 and younger unless accompanied by an adult.

**Section 9.2 Pool Table and Table Tennis Table Equipment.** Equipment will be kept in the clubhouse office. They will be checked-out in exchange for personal identification. Sitting or standing on pool tables and table tennis tables is prohibited. Any damage to the equipment will be charged to the user at the time of equipment return.

**Section 9.3 Use of Tables.** If people are waiting to play, then time will be limited to one hour.

**ARTICLE X  
Tennis & Basketball**

**Section 10.1 Policy Rules for Play Procedures.** Each user shall be limited to a maximum of one hour when others are waiting for the court.

**Section 10.2 Surface Protection.** Players must wear tennis or appropriate sports shoes on the courts. The playing surface will not be mistreated and hard objects will not be placed, thrown or used on the court.

**Section 10.3 Conduct.** Conduct will be such as to minimize interference with play by others.

**Section 10.4 Court Use.** Pets, bikes, skates or skateboards, skis or snowboards, scooters, breakable containers, trash or debris is not permitted.

**ARTICLE XI  
Laundry Rules**

**Section 11.1 Laundry Room Rules.** Laundry hours 9:00 AM to 8:45 PM. Clothes left in a machine that has completed its cycle may be removed and piled on a table or in a basket if found unattended. The clean-up crew will remove clothes and personal belongings left overnight. Machines are to be used for normal household laundry within the capacity limits of the machine. Flammable chemicals and other cleaning substances not designed for washers may not be used in the machines. Keep the laundry room clean by picking up before you leave the facility. Only four washers and four dryers will be permitted per person or family at any one time.

**ARTICLE XII  
Delinquency Policy**

**\*Section 12.1 Delinquent Dues, Fines, Fees and Liens.** Delinquent dues, fines, fees and liens are defined the Dillon Valley East Condominium Association Collection Policy.

**ARTICLE XIII  
FINES  
Enforcement of Rules and Regulations**

Management has the authority to institute a schedule of reasonable charges against owners or their agents for violation of these Rules and Regulations, Bylaws, the Declaration and the Articles of Incorporation. Reasonable procedures (including notice of alleged violation and opportunity to

be heard by the Board of Managers) shall be implemented by the Board of Managers. All fees, charges, and penalties imposed by the Board of Managers and costs incurred by the Association in enforcing the Rules and Regulations shall be considered assessments enforceable against units and unit owners pursuant to these Rules and Regulations, By-laws and Declaration.

Each day that a violation continues after notice may be considered a separate violation.

The Board of Managers shall have the authority to take any remedial action it deems appropriate in the event of a violation of these Rules and Regulations, the By-laws, or the Declaration including assessment of charges and penalties, the filing of a lien, the filing of an action for injunction or money judgment, or filing of a suit for unlawful detained. The foregoing Rules and Regulations are subject to amendment by the Board of Managers.

**Immediate Fines**

Immediate fines (without warning) will be assessed for the following violations per occurrence:

1	Parking in another unit's space	\$50.00 fine and automatic tow.
2	Parking in front of a dumpster, blocking pick-up	\$50.00 fine and automatic tow.
3	Parking or driving on grass	\$50.00 plus cost of repair
4	Failure to pick up after your pet	\$50.00
5	Dogs' tethered/unattended on common elements	\$50.00
6	Vehicle maintenance or repairs in parking area	\$50.00 Plus cost of cleanup.
7	Tenants having pets	\$50.00
8	Cigarette butts outside units and/or common areas	\$50.00

All assigned parking spaces requiring continual oil spill or stain clean up will be charged \$150.00 per clean.

**Fine schedule for all other rules and regulations**

1 <sup>st</sup> Violation	Phone call, written notice, or email to the owner and tenant
2 <sup>nd</sup> Violation	\$50.00
3 <sup>rd</sup> Violation	\$75.00
4 <sup>th</sup> Violation	\$100.00 up to \$200.00