

RULES AND REGULATIONS
THE RESERVE ON THE EAGLE RIVER
Revised 2013

Pursuant to the Declaration of Condominium for The Reserve on the Eagle River (“Declaration”) the Board of Directors (“Board”) of The Reserve on the Eagle River Condominium Association (“Association”) has adopted the following rules and regulations to govern the use and enjoyment of The Reserve on the Eagle River Condominiums (“Project”). The word project includes all condominium units and the general common elements as defined in the Declaration. Every owner, guest, members of the owner's family, servants, employees, invitees, lessees and licensees shall adhere strictly to these rules and regulations. The Board desires to insure the highest possible standard of living experience within the project. In order to accomplish that objective the Board must have the cooperation of all persons subject to these rules and regulations.

1. Use. The project shall be used for residential purposes and for services, activities and recreation in conjunction with such residential use.
2. Lease Requirements. Any owners of a condominium unit shall have the right to lease his condominium unit upon such terms and conditions as he may deem advisable, subject to the following. Any lease shall be in writing and shall provide that the lease is subject to the terms of the Declaration, the Articles of Incorporation and Bylaws of the Association and these rules and regulations. Only an entire condominium unit may be leased, not any portions thereof, and no parking space may be leased separately. Any failure of a lessee to comply with the terms of the Declaration, the Articles of Incorporation or Bylaws of the Association or these rules and regulations shall be a material default under the lease enforceable by the Association. Each owner shall keep on file at the offices of the Condominium Association (1) a copy of any current lease between the owner and his tenant; (2) the tenant and owner information form and (3) a copy of the current rules and regulations signed by the tenant.
3. Insurance. Nothing shall be done within the project which might result in an increase in the premiums of insurance obtained for any portion of the project or which might cause cancellation of such insurance.
4. Violation of the Law. Nothing shall be done within the project which would be in violation of any statute, rule, ordinance, regulation, permit or validly imposed requirement of any governmental body. Per Article VII, Section 5 of the Declarations the Board has adopted the following fine structure to enforce these Rules and Regulations, which is subject to change.

1st offense	Warning	If not corrected within 10 days or another report
2nd offense	\$25.00	If not corrected within 10 days or another report
3rd offense	\$50.00	If not corrected within 10 days or another report, \$50.00 per day until the owner or the Board removes the infraction.
5. Pets No tenant may keep a pet within The Reserve. A \$1000 fine will be imposed upon the unit owner at time of discovery. In the event that the pet is not removed within 30 days the owner of the unit will be fined \$50/day until the pet is removed.

No animals, livestock or poultry of any kind shall be raised, bred or kept within The Reserve. Owners may keep dogs, cats or other household pets, provided that such pets shall be under the control of and accompanied by a responsible adult when outside of its condominium unit. Dog owners are responsible for picking up after the dog immediately as well as disposing of the waste appropriately in our trash bins.

Dogs may not be walked on landscaped common areas to do their duties.

Pets must be vaccinated and kept in accordance with the County Health Department laws and regulations. Pets must wear tags with owner identification and vaccination.

Owners are responsible for all damages caused by their pets to common areas and to the property of others.

The Association, the manager, or any owner of a condominium unit may summon any appropriate authority, including the Association manager, to enter the general common elements, including, but not limited to, any balcony, patio or storage closet, to remove any pet running free in the general common elements.

No pets shall be tethered to any portion of the general common elements.

In addition, any pet which, in the opinion of either the manager or the Board, causes a repeated disturbance or is objectionable in any way shall be removed from the project permanently upon 24 hours' written notice to the pet's owner.

6. Trash and Unsightly Uses. The Association has provided outside garbage containers. The containers are located adjacent to the parking areas. All garbage shall be placed in sealed plastic bags and disposed of in the garbage containers provided. If there is a complaint from any of the owners/residents of a specific hallway or the management, no storage will be allowed in that hallway.
7. Patios and Balconies. No person subject to these rules shall store, display or dispose of any items or materials on any patio or balcony other than (1) outdoor furniture and (2) firewood (not to exceed one face cord) stacked in the accepted cord fashion. No additional lighting shall be installed on any patio or balcony except with the written permission of the Association. Only gas barbecue grills may be used on any patio or balcony appurtenant to a condominium unit, any charcoal grill found on the premises will be confiscated by the Association.
8. Parking Areas. The parking facilities shall be used in accordance with these Rules and Regulations adopted and amended by the Board. The intention of the Board is to provide no more than four (4) parking spaces per unit. Parking spaces shall be used for the parking of residents' permitted vehicles as set forth in this Section and not for any other purpose. A resident is defined as any owner or tenant currently occupying a unit.

Only passenger vehicles can be parked in the front parking areas. Said passenger vehicles must be currently licensed with the license plate displayed as required by law and be in compliance with current insurance requirements. Said passenger vehicles must also possess a visible Reserve parking sticker in the front windshield and must be used on a weekly basis.

No recreational vehicles as defined as motor homes, motor coaches, buses, pick-up trucks with camper tops or camper trailers can be parked anywhere on the Project.

No trucks larger than $\frac{3}{4}$ ton in capacity can be parked anywhere on the Project.

Overall trailer length as measured from the front of the hitch to the rear of the trailer cannot exceed 25 feet. All trailers must possess a valid tag, registration in the Resident's name and a visible Reserve parking sticker placed on the tongue of the trailer. All items associated with any enclosed trailer must be stored in the interior of the trailer and not visible.

Boats, snowmobiles and non-licensed motorcycles must be on trailers at all times. Tarps or covers must be of neutral color, in good condition without visible tears or holes and must be securely fastened to the trailer when the trailer is not in use. When the trailer is in use, the tarp or cover must be stored out of sight and not left in the parking lot. Removable truck caps and Jeep tops must also be stored out of sight when not attached and not left in the parking lot.

No vehicle or trailer may be parked at the trash dumpster unloading space as enough space must be allowed around the dumpster houses for the Waste Management truck to pull up and back out in order to empty the bin. No vehicle or trailer may be parked blocking other vehicles, on the grass

or walkways to the building, in front of fire hydrants or in front of the Project's "No Parking" signs.

Major repairs and/or maintenance shall not be performed on any type of vehicle or trailer anywhere on the Project.

The maximum speed limit throughout the Project is 15 mph. All residents are asked to drive carefully and watch out for children, other residents and guests.

During a snow event, all vehicles in the front parking lots should be moved to allow plow trucks to clear as much of the parking spaces as possible.

Numbered stickers will be furnished to unit owners by the Manager. All Reserve parking stickers must be visible as defined in this Section. Record of trackable parking stickers will be kept by the Manager. Any parked item not in compliance with these Rules and Regulations will receive a notice of violation. If said item is not brought into compliance, a second notice of violation will be posted and the item will be subject to being towed from the Project at owner's expense. The Association is not liable for any damage arising as a result of towing.

Residents acknowledge that it is their responsibility to advise guests and invitees of these parking policies and, further agree to determine in each case, that they have complied with them. Every resident and their guests and invitees agree to indemnify and hold harmless the Association and its officers and agents for any claims arising out of the enforcement of these policies.

9. Antennas. Without the prior written approval of the Association, no exterior television, satellite dish or any other antenna of any sort shall be placed, allowed or maintained upon any portion of the general common elements.
10. Keys and Locks. Each owner shall at all times provide the Association or Manager with keys to his condominium unit. If the lock to a condominium unit is changed, the owner of that condominium unit shall forthwith provide the Association with the key thereto. Any owner failing to abide by the provisions of this paragraph shall, in the event of an emergency or otherwise, be liable for damage resulting directly or indirectly from the failure by the Association to obtain entrance to that owner's condominium unit. In addition, if any owner fails to provide a key as provided herein, the Association shall not be liable for any damage suffered by a condominium unit in the event the Association deems it necessary in its sole discretion to enter a condominium unit by force. There is a \$50 fee for the management to provide access to a unit.
11. Children. Children (under the age of 16) shall be supervised by an adult when in the general common elements and shall not play in any indoor general common elements.
12. Exterior Decoration. No person subject to these rules shall hang from, drop from or affix to any window, door, or general common element any items without the prior written approval of the Association.
13. Maintenance of the General Common Elements. Any person subject to these rules who observes a condition within the general common elements which requires Association maintenance should report that condition to the Association office during office hours. Any condition which requires emergency attention should be reported immediately to the Association office.
14. Noise and Nuisances. The condominium buildings contain limited soundproofing. All persons subject to these rules and regulations shall respect the peace of their neighbors. In no event shall any such person play musical instruments, shout or operate audio equipment, which may be heard outside that person's condominium unit between the hours of 11:00 p.m. and 8:00 a.m. Construction will be allowed between the hours of 8 a.m. to 6 p.m. Monday- Friday, 9 a.m. to 5p.m. Saturday and 10 a.m. to 5p.m. Sunday.

15. Personal Property. Any personal property which is left in any general common element may be presumed abandoned and will be disposed of by the Association at no liability to the Association.
16. Smoking Prohibited in Certain Areas. Smoking is prohibited on all common areas of the Reserve community, whether indoors or outdoors. Without limiting the generality of the foregoing, this prohibition applies to association's common areas, such as clubhouse / swimming pool / landscaped common areas hallways / the general common element patio / deck. Smoking is defined as including carrying, burning or otherwise handling or controlling any lighted or smoldering product containing tobacco or marijuana, including, but not limited to, cigarettes, cigars or pipes. Each owner is responsible for the compliance with this rule by the owner and all residents within the owner's unit, and for all guests and invitees of such owner. Violations of this rule may result in a fine pursuant to the Association's fine schedule as adopted and amended from time to time by the Board of Directors.
17. Swimming Pool. Rules concerning the use of the swimming pool shall be posted in a conspicuous place in the pool area. Use of the swimming pool shall be subject to the posted rules and all other rules concerning use, hours, guests, conduct and attire as the Board may from time to time adopt. Inexperienced swimmers and children (under the age of 16) must be supervised by a responsible adult when within the swimming pool area and all guests must be accompanied by an adult resident. Every user, including the owners, their guests, lessees, and invitees, shall use the swimming pool and all other recreation facilities of the project at his or her own risk. The Declarant, including its designees, agents and employees, and the Association shall not be liable for any injury or damage incurred by any party with respect to the use of the swimming pool. There are rules governing the use of the clubhouse, which are subject to change.
18. Additional Rules. Pursuant to the Declaration, the Board of Directors may promulgate such additional rules and regulations from time to time as the Board may deem necessary for the safety, care, cleanliness and maintenance of the condominium project.