

BEAR HOLLOW RIDGE RULES AND REGULATIONS AUGUST 2016

Bear Hollow Ridge Association's management company (All Seasons Resort Lodging) is responsible for ensuring that the Bear Hollow Ridge Condominium Building is maintained in the manner set forth by the Association. One of the Management Company's Duties is to enforce policies that govern activities in BHR. Owners will be held accountable for all policy violations by their Agents (i.e. tenants, renters, guests, children, workmen, pets etc.) The Condominium Association reserves the right to impose fines for violations of these Rules and Regulations. The first offense will result in a written warning to the unit owner. A second offense will result in a \$100 fine.

Additional offenses will be reviewed by the Association Board of Trustees for further action as permitted by the governing documents and State Statute. Violations may result in fines up to \$500. A downloadable copy of the BHR and Bear Hollow Village CCR's is available at:

<https://www.allseasonsresortlodging.com/hoa/bear-hollow-ridge/>

1. PARKING: All vehicles must use a BHR parking pass to park in the garage or in the lot located in front of BHR. Each unit will be provided with two parking passes only that must be displayed in a clearly visible manner on the front mirror of the vehicle or dashboard. The outdoor parking lot is designated as 24-hour parking only. Guest passes will be available and distributed by owners or the property management co. of the rented unit. Any car or vehicle without a parking pass must be parked on the street, subject to parking restrictions enforced by Bear Hollow Village Master Association. Pickup trucks, extended cab, or oversized vehicles must park either in garage assigned spot or on street as the front lot is reserved for compact, or mid-size cars/SUV's only. If a parking pass is lost, replacement passes will cost \$50.00. Any vehicle violating these terms will be subject to immediate towing at vehicle owners expense (10.8)

2. RESIDENTIAL BUILDING: People staying in BHR open their windows during much of the year. Loud voices, chimes, stereos, barking dogs, and other loud noises may be considered a violation of the BHR noise rules and regulations. People staying in the building must be considerate of their impact on neighboring units. Recurring excessive noise and other disturbances will be considered nuisances that will result in fines. Balcony or patio lights should be turned off except when needed. Clothing, towels, etc. may not be hung from patio/balcony railings. No items are allowed to be left outside of the front door of units or anywhere else in common areas, including but not limited to trash bags, bicycles and other sports equipment, strollers, toys, etc. No external decorations are allowed on the doors, windows, or outside of units. Doormats, however, are permitted in front of Unit doors. No riding of bikes, scooters, etc. or noisy social gatherings are allowed in the interior Plaza level, in the hallways of the building, in the garage, or on the outside driveway. These actions can be disruptive for other residents. Owners, guests, and renters must be respectful of others living in the building. (10.6, 10.10, 4.3)

3. TRASH: BHR has weekly emptying of dumpsters. The standard pick-up day is Friday. Please note: All Boxes Must Be Flattened! No furniture or appliances may be placed in the dumpsters at any time. Due to non-compliance with rules set forth by BHR's trash collector, BHR is not able to offer recycling services. Recycling bins are located at the Park City Recycling Center; all unit owners and guests are encouraged to utilize them.

4. PETS: No animals shall be brought or allowed to remain upon any part of BHR property unless and until registered with the HOA board. No unit is allowed more than 2 pets in a unit. Dogs must be on leash and not allowed to roam. (10.4)

5. GARAGE STORAGE: As per fire code, no storage of any kind is allowed in the garage area other than in the designated storage closets for each unit. (10.11) Violators will be notified of any items that are found in non-compliance of the rules and regulations. Fines of up to \$500.00 will be issued for any items that are not removed or stored properly within 48 hours of the issued warning.

6. EMERGENCIES AND DISTURBANCES: If anyone has a concern that there may be unlawful conduct happening in BHR or that a disturbance may result in, or is resulting in, a potential emergency to life or property, call 911 first, then contact the Management Company. Try to provide the number of the unit involved in the disturbance. Report non-emergency disturbances that occur during office hours to the Management Company, and report after-hours non-emergency disturbances to the Sheriff's dispatch office.

7. HOT TUB: Hours are 10am to 10pm. At the mandatory 10pm closing, cover must be placed over hot tub, and gate locked.

8. SMOKING: BHR is a smoke free building. No smoking is allowed in or around the premises.

Any damage to BHR Building or Property by owners, tenants, renters or guests will be the ultimate responsibility of the Unit Owners. Please make sure your tenants are aware of these policies and are compliant.

If a Unit is rented – the Owner shall provide the Board of Directors a copy of the lease agreement and a signed statement from the tenant in which tenant agrees to abide by the Rules & Regulations. (11.15.1)

All Seasons Resort Management Company Hours: Monday through Friday, 9:00 am to 5:00 pm

Questions During Office Hours: Call the Management Company at 435.645.0955

ASRL Maintenance: Mike Williams, Maintenance Supervisor at 435.655.1299

After-hours Maintenance Emergency: Call the Management Company at 435-655-0366. You will be transferred to an operator.

Life-threatening Emergency: Call 911. Also inform the Management Company

Emergency Disturbance: Call Summit County Sheriff's Department Dispatch at 435-615-3600