

Powder Ridge Rules and Regulations

The purpose of these rules and regulations is to maintain a high standard of living, provide a safe living environment, and prevent degradation of unit values of Powder Ridge Condominium by clarifying the restrictions for use of the property as stated in the Condominium Declaration and the Bylaws of Powder Ridge, and reflecting the desires of the majority of the unit owners.

The Powder Ridge Board of Directors is responsible for revising, updating and distributing the Powder Ridge Rules and Regulations and procedures for their enforcement.

Violations of the Powder Ridge Rules and Regulations should be reported to the Powder Ridge Managing Agency, Four Seasons Lodging Inc. (970-453-1403) or to any board member.

To Owners:

Please keep one copy in each unit. Provide a copy to long term tenants and/or rental agents.

UNIT #: _____

Revised: SEPTEMBER 2007

Powder Ridge Rules and Regulations

1. Balconies

- a.** These are the ONLY items allowed on the balconies:
 - One propane gas grill. (Charcoal grills are NOT allowed.)
 - Maximum of four flower pots containing live plants.
 - Four outdoor-style chairs.
 - One small table.

- b.** No items other than those listed above shall be stored on the balconies.

2. Storage

- a.** Owners, residents and tenants shall not store personal property in any common area, including stairways and entryways. Personal property shall be kept within individual units or in the designated storage areas for each unit.

- b.** Hazardous materials (including petroleum products, explosives, biochemical products, etc.) shall not be stored on the Powder Ridge premises.

- c.** The garage shall be used only for the parking of authorized vehicles. Personal property (such as furniture, appliances, tires, trash, vehicle parts and attachments, construction materials, ballast, tools, recreational equipment, etc.) shall not be stored in the garage.

- d.** Personal property left in the garage or in any other common area may be removed by the managing agency.

- e.** Bicycles shall be stored only in the bicycle racks provided.

- f.** The Association assumes no liability for loss or damage to articles, including vehicles, stored on the Powder Ridge premises

3. Trash and Garbage

- a.** Owners, residents, and tenants shall dispose of all trash and garbage (except hazardous materials) in the dumpster. Hazardous materials shall be disposed of in accordance with city instructions.

- b.** Trash or garbage shall not be left in the garage or placed outside of unit doors, on balconies, on walkways or left in any other common area.

- c.** Ashes shall be allowed to cool and disposed of in metal container(s) provided for this purpose.

4. Parking

a. Each unit shall be authorized one reserved parking space in the garage. In addition, owners, residents or tenants in each unit may park no more than one additional vehicle at Powder Ridge, as follows:

An owner may lease a second reserved parking space in the garage from the Powder Ridge Association, if available

OR

a second vehicle may be parked in an unassigned parking space in the garage (if any) on a space available basis

OR

a second vehicle may be parked in the outdoor parking lot, on a space available basis.

b. Powder Ridge parking permits shall be displayed on all vehicles parked in Powder Ridge parking areas. Owners shall provide a maximum of two Powder Ridge parking permits to tenants occupying their unit.

c. Owners shall provide parking permits to short-term renters and guests – either a Powder Ridge parking permit or a temporary parking permit. Temporary parking permits must be readable from outside the vehicle and must include the unit number, a contact telephone number and the inclusive dates of the permit (i.e., beginning and ending dates).

d. Motor vehicles, motorcycles, and ATVs are the only types of vehicles that may be parked at Powder Ridge. (unless prior arrangements are made with the managing agency.) Parking spaces shall be used only for the parking of such vehicles.

e. Owners, residents and tenants shall not keep any inoperable or abandoned vehicles (vehicles not moved for 7 or more consecutive days) on the Powder Ridge premises (unless prior arrangements are made with the managing agency.)

f. Vehicles in the garage shall not be parked in spaces reserved for another unit.

g. Vehicles shall be parked within the boundaries of designated parking spaces so as to not inhibit access to other parking spaces, common areas, or exits.

h. Parking next to or blocking the dumpster or parking on the Atrium side of the parking lot is not allowed.

i. Living or sleeping in vehicles is not allowed.

j. No vehicle maintenance or repair is allowed in the garage or elsewhere on the Powder Ridge premises.

5. Animals and Pets

a. Renters (whether short term or long term) are not allowed to keep pets at Powder Ridge, except for fish, caged birds or small caged mammals kept within the unit. Other types of pets are not allowed.

b. In addition to the types of pets listed above, owners may also keep a cat or a dog. No owner may keep more than one cat or one dog, unless prior approval is obtained from the managing agency. All pets must be kept within the unit (except when outside with the pet owner or other designated person.)

c. All dogs must be leashed while in the common areas. All animal litter must be removed by the person in control of the animal.

6. Hot Tub

a. The hot tub may be used between 8 am and 10 pm. No owner, resident, tenant or guest shall use the hot tub outside of these times.

b. Glass containers and alcoholic beverages are not allowed in the hot tub.

c. After each use, users of the hot tub shall turn the jets off and replace the cover.

7. Laundry Room

a. The laundry facilities may be used between 8 am and 10 pm.

b. Users of the laundry facilities shall dispose of all litter and trash and leave the laundry room clean after each use.

8. Miscellaneous

a. Noise, Commotion & Enjoyment of Property. While on the premises of Powder Ridge, owners, residents, tenants and their guests shall exercise extreme care to avoid making or permitting to be made any loud, objectionable or disturbing noises that may disturb occupants of other units. This includes controlling sources of noise, such as barking dogs, musical instruments, recorded music, radios, television sets, amplifiers/speakers, games, etc. Particular care shall be used in the area of the hot tub, the parking lot, and other common areas. Quiet hours are from 10 pm to 8 am.

b. Smoking. Smoking is not allowed in any enclosed common area or storage area, including the garage.

c. Owners' Work Days. When owners' work days are scheduled by the board of directors, (normally once a year), owners of each unit shall provide at least one person to work on-site on assigned tasks for the improvement of Powder Ridge. In lieu of participating in the annual work day, an owner may(1) perform, prior to the end of the calendar year, a separate task assigned by the board of directors or the managing agency or (2) contribute \$100 to the Powder Ridge general fund.

d. Cleaning Rugs. No owner, resident, or tenant shall clean rugs or hang articles from the windows, balconies, or walkways, or beat rugs on the exterior of the buildings.

e. Signs. The only signs allowed on the Powder Ridge premises are "For Sale" or "For Rent" signs, which may be placed within a unit but visible from the outside. Such signs shall not be larger than two square feet.

f. Window Coverings. Each owner shall be responsible for installing appropriate window coverings, such as drapes, blinds or shades in their unit. Towels, posters, blankets, sheets, etc. are not allowed as window coverings if they are visible from outside the unit.

g. Master Key System. All units and storage areas must be on the master key system so the managing agency can enter for emergencies (such as fire, water leaks, etc.) or standard maintenance (such as chimney sweeping.) Owners and/or residents shall contact the managing agency regarding the master key system prior to changing locks.

9. Emergencies

a. FOR IMMEDIATE EMERGENCY RESPONSE – CALL 911. For other emergencies or urgent situations, contact the Breckenridge Police at (970) 453-2941 or Fire Department at (970) 453-2474 to report possible violations of public laws or actions or conditions that could endanger the welfare, life, or property of Powder Ridge residents (e.g. excessive noise, vandalism, fire hazards, menacing or indecent behavior, drugs possession, robbery, vandalism, public nuisance, etc.)

b. For maintenance situations requiring immediate or urgent attention, contact the Powder Ridge managing agency, Four Seasons Lodging Inc. at (970) 453-1403.

THANK YOU

Powder Ridge Association, P.O. Box 904, Breckenridge, CO 80424
Managing Agency: Four Seasons Lodging Inc. (970) 453-1403