

Rules and Regulations

SILVERADO II RULES & REGULATIONS

as of March, 2008

PETS

Whole Owners are allowed to have pets, but must clean up after them. It is encouraged to walk them in the trees and not on the grass areas. Any solid waste left by pets on grass, walks or other publicly frequented areas must be picked up by the owner! Dogs may NOT be tied up on or adjacent to the property. They may be allowed on the balcony if they do not create a nuisance. Pets must be on leash in public areas at all times and under the control of the owner. Guests and renters are not allowed to have pets. Timeshare owners and exchange guests are not allowed to have pets. No pets are allowed in the main lobby area and must enter through the garage directly to stairs or elevator! Violation of any of these rule may result in a \$250 per incident fine.

TRASH

Trash must be put in the dumpsters in the forward area of either garage. Large items such as furniture will not be picked up by the trash company. Either take it to the dump or call the management for assistance.

PARKING

No long term parking or storage of vehicles or trailers is allowed. Such vehicles will be towed at the owners' expense. No parking is allowed in the turn around area. No buses, trailers, motor homes, etc. that will not fit under the covered parking area are allowed. Special events in the conference rooms that require additional parking it will be allowed outside but not to interfere with the bus route or fire lanes.

SNOWMOBILES AND ATV'S

No snowmobiles or ATV's may be operated on the property.

BALCONIES

The only items allowed on the balconies are deck chairs, tables (prefer colors other than white), and firewood. No clothing or blankets may be hung on the balconies. No individual BBQ's are allowed. There are BBQ's provided on the property for your use. It is prohibited to hang garments, rugs, and other materials from the windows or from any of the facades of the buildings. It is prohibited to dust rugs or other materials from the windows or to clean rugs by beating on the exterior part of the buildings.

BICYCLES

Bicycles are not to be stored on the balconies, only inside the units or vehicles. There is a bike rack in 456 garage for your use.

RENTERS

An owner renting a unit on a long term lease must submit a copy of the proposed lease to the management for review prior to signing of the lease. In addition, the prospective tenant must receive a copy of these Rules and Regulations.

ACCOUNTS

1. An account is considered past due if payment is not received by the end of the month for which it is due. Dues are billed and due in the same month.
2. 1-1/2 % per month will be charged on all past due balances.
3. When an account is past due a letter will be sent and an administrative charge of \$25 will be charged to the account. This fee is to go to the management company.
4. When an account is two months past due, it will be referred to an attorney for collection. The owner is responsible for all costs of collection.
5. Any past due timeshare accounts must be paid in full a minimum of 21 days before arrival to insure use of unit.

KEYS

The HOA management must have a key to your unit in case of an emergency. All locks must be keyed with a master key matching the HOA master. Please consult the management any time you plan to re-key your unit.

COMMON AREAS

No personal items are to be stored in the hallways. No waxing of skis is to be done in the hallways, timeshare or rental units. Skis are to be stored in the ski lockers only, not in the units.

QUIET HOURS

Quiet hours are from 10:00 p.m. to 7:00 a.m. Please be considerate of other residents, owners, and guests.

THERMOSTATS

Please be sure to turn your thermostats on in the fall and winter months to prevent pipes from freezing and causing water damage to adjacent units. It is suggested that temperatures be left at 60 degrees.

SATELLITE DISHES

Please contact the management if you are considering installation of a satellite dish. No owner, resident, or lessee shall install wiring for electrical or telephone installations, television antennae, machines, or air conditioning units on the exterior of the project except as expressly authorized by the Association.

SIGNS

No person shall post any advertisement, or posters of any kind, in or on the premises except as authorized by the Association.

GARAGES

The intended use of the garage is for parking. No vehicle repairs on Silverado II property are acceptable except in an emergency situation. Checking and adding of fluids are permissible. The areas under and around said vehicle must be left in a clean condition.