

PEREGRINE CONDOMINIUMS

RULES AND REGULATIONS

RESIDENT MANAGER RESIDES IN UNIT G-1

I. GENERAL RULES AND REGULATIONS

A. Those portions of the General Common Elements utilized for entry/exit from the Condominium Units including, without limitation, stairs, stairways, stairwells, interior and exterior walkways, garage surfaces, shall not be obstructed or used for any purposes other than for entry/exit from the Condominium Units, nor shall the same be utilized for the storage or placement of furniture, articles or pets, including without limitation, boxes, bicycles, baby carriages, etc.

B. No owner or occupant shall make or permit any disturbing noises to be made in the building or on the premises by himself, his family, friends, tenants, pets, employees or other invitees; nor do or permit anything to be done by such persons that would interfere with the rights, comforts or convenience of other owners or occupants. We observe quiet hours between 10PM and 8AM daily. No noise is permitted in or outside a unit that may be heard in another unit between those hours.

C. Owners and occupants shall not be allowed to put their names in any entry, passageway, hall or stairway of the building, except on the door or vestibule of the condominium unit owned or occupied by such owner or occupant. The Board of Directors, if they so elect, may have an owner directory installed in a central location in the building.

D. Children shall not be permitted to loiter or play unattended on the stairways or in the halls, lobbies, elevator, parking garage or any other common areas.

E. The common facilities shall not be used for any purpose other than that for which they were constructed and intended, and no sweepings, rubbish, rags, papers, ashes, or other substances shall be thrown therein. Any damage to the property of others, including the Common Elements, resulting from the misuse of such facilities, of any nature or character whatever, shall be paid for by the owner responsible.

F. Any damage to the building or Common Elements caused by the moving and/or carrying of articles therein, shall be paid by the owner or person in charge of such articles.

G. Nothing except snow shall be thrown or emptied by the owners, or their family, friends, tenants, employees or other invitees, out of the windows, doors, decks, or down stairways, or in the common areas.

H. Only unit owners' dogs, cats, and other domestic pets are allowed in the demised premises, provided that the same shall not disturb or annoy other occupants of the building. Any inconvenience, damage, or unpleasantness caused by the same shall be the responsibility of the respective owners thereof. Pets must be under voice command or leash and attended when inside or upon the exterior condominium common areas such as the stairwells, stairs, decks and walkways and garage. Pet owners are responsible for cleaning up pet waste (Summit County Law).

I. Water shall not be left running for any unreasonable or unnecessary length of time in any of the Condominium Units or in any of the Common Elements.

J. No owner or occupant shall interfere in any manner with any portion either of the heating, lighting, plumbing or TV cable apparatus in or about the building. If there is a problem, the building manager should be contacted.

K. Laundry work shall be done only in the areas provided for such purposes.

L. No owner or occupant shall shake, beat or hang rugs, clothing, sheets, etc. from the windows, balcony or porch of any unit, nor sweep or throw anything except snow, from any windows, balconies or porches of any unit into the common areas or any other unit.

M. No exterior windowshades, awnings or window guards shall be used except as shall be put up or approved by the Association and no signs of any kind shall be placed in windows or upon doors or other exterior surfaces of common elements without the prior written approval of the Board of Directors of the Association.

N. No radio antenna or aerial or similar connections shall be installed by the owners or occupants outside of their respective units. Any aerial erected on the roof or exterior walls of the building without the consent of the Board of Directors of the Association, in writing, is liable to be removed without notice.

O. Unless the Association gives advance written consent in each and every instance, owners and occupants shall not install or operate in the premises any machinery, or air conditioning apparatus, or use any illumination other than electric light or use or permit to be brought into the building or onto the premises any flammable oils or fluid, or other explosives or articles in such a quantity to be deemed hazardous to life, limb or property.

P. The Manager shall retain a master key to each unit. No owner or occupant shall alter any lock or install a new lock on any door leading into the unit of such owner without prior consent of the Association which will not unreasonably be withheld. If such consent is given, the owner occupant shall provide the Manager with a key for the Association's use.

Q. The manager reports to the Board of Directors and managers duties are as defined in the Job Description. No employee or agent of the Association shall be directed to perform any work by any owner or occupant at any time for any purpose. Specific requests from owners can be directed to the Manager for his carrying out the solution or directing the request to the Board of Directors.

R. Firewood shall not be split on decks. Any damage resulting from this practice will be charged to the owners.

S. A bicycle storage room is provided in the garage area. If an owner or occupant feels the need to keep bicycles in the unit, the elevator shall not be used for the transport thereof.

T. A ski wax room is provided in the garage area. Please use this area instead of the condominium unit.

U. The Board of Directors of the Association reserves the right to make such other rules and regulations from time to time as may be deemed necessary for the safety, care and cleanliness of the premises and for securing the comfort and convenience of all the owners and occupants thereof.

II. COMMON ELEMENTS REGULATIONS

A. The Common Elements are for the use of the owners and their respective families, friends, tenants, employees or other invitees.

B. Any person using common elements shall be responsible for keeping the areas clean and presentable and for any damage they cause.

C. The common elements shall be used in accordance with these rules and regulations and any additional rules and regulations which may be posted therein.

D. Persons who cannot demonstrate that they have rightful access to the areas shall be asked to leave, and in the event they fail to leave, the local police authorities will be notified for the purpose of removing such persons.

E. Smoking shall not be permitted in the common areas.

F. All persons using the common elements shall comply with the requests of the Manager or any director or officer of the Association respecting matters of personal conduct in and about the common areas.

G. No roller blading or skate boarding is allowed on decks or in the garage.

III. SAUNA/HOT TUB REGULATIONS

A. No food shall be permitted in the sauna and hot tub areas.

B. No glass containers shall be permitted in the sauna and hot tub areas.

C. Users of the sauna and hot tub areas are responsible for the removal of all articles brought thereto by them, including without liability, towels and clothing.

D. Showers shall be taken before entering the sauna and hot tub.

E. No children under the age of 16 years shall use the sauna or hot tub without an adult present.

F. No water shall be placed or poured on the heating unit in the sauna.

G. No pets are allowed in the sauna, hot tub or laundry room.

IV. PARKING AREA REGULATIONS

There are only 22 garage parking spaces and a limited number of outdoor spaces for 36 units. To maximize availability to all owners, the following rules apply:

A. General

1. Peregrine parking spaces are for owners and guests while they are occupying Peregrine units.
2. Each vehicle must display a clearly visible and valid parking pass. Owners may obtain passes from the resident manager. Rental guests are provided parking permits when they check in with their management office.

B. Indoor Parking

1. Only one vehicle per unit is allowed in the garage on a space available basis.
2. Only unit owners and their children, and long term renters (30 days or more) may park in the garage. No substitutes, no lending passes to friends.
3. Each vehicle must display a clearly visible and valid parking pass.
4. The overhead garage door should not be used solely for pedestrian entry or exit.

C. Outdoor Parking

1. Short term renters may park only in the outdoor lot, no more than two spaces per unit. Extra cars must go to the public lots.
2. Owners and long term renters may use one outdoor space in addition to their garage space.
3. Owners' guests may occasionally occupy an additional space or two for special occasions, i.e. dinner parties. Please coordinate with the Resident Manager on such occasions.
4. Friends of owners may not use the parking lot unless they are staying in a Peregrine unit, i.e. no day skier parking.
5. Each vehicle must display a clearly visible and valid parking pass.