



Rules and Regulations of Sugar Ski & Country Club

1. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed on any part of the outside or inside facing out of any Unit or upon the Common Area or Limited Common Area by any person without prior written approval from the Board of Directors. Any such sign, Advertisement, notice or other lettering exhibited, inscribed, painted or affixed without the prior written consent of the Association is subject to removal without notice.
2. The Association will retain a passkey to all Units. No Unit Owner shall alter any lock or install a new lock without the written consent of the Board of Directors or the Association's agent. In the event that such consent is given, the Unit Owner shall provide the Association with a key for the use of the Association pursuant to its rights of access.
3. A Unit Owner shall be liable for any damage he, his, guests, his agents or renters may cause to the common area.
4. No more than two (2) persons per bedroom shall reside in any Unit at any time, whether on a long or short term basis, rental occupancy included, except where permanent bed fixtures can support additional sleeping accommodations. However, total occupants residing per unit may not exceed 8 for two bedroom floor plans or 6 for all other floor plans.
5. No Unit Owner shall make or permit any loud and/or disturbing noises by himself, his family, servants, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts, convenience and/or safety of self or other Unit Owners. Violations could result in revocation of privileges, fines, or banishment from the property
6. Only owners may keep registered household pets in a Unit. If the unit is rented, leased, used by an owner/guest, or any person other than the owner, pets of any kind are not permitted. Pets must be kept on a leash in the Common Areas at all times. The following schedule of fines is applicable to owners.

Violation	First	Subsequent	Frequency
Failure to clean up after pet	\$25	\$50	Occurrence
Unit Violation (not an owner)	\$50	\$100	Daily
Failure to maintain on leash in Common Area	\$25	\$50	Occurrence
Failure to register pets	\$25	\$50	Occurrence

7. All garbage, trash and refuse shall be deposited only in such place or places provided for same.
8. The Association or Association's agent shall have the power to control and direct the use of parking spaces. All owner vehicles must be tagged with an authorized owner sticker and all guests and renters must display a temporary guest tag. No parking is permitted in front of building entry ways or other designated No Parking areas. Vehicles without the proper identification or illegally parked are subject to be towed at expense of the owner of such vehicle. Recreational vehicles, trailer, boats, etc., will be allowed only with prior approval when parking capacity allows. Vehicles on the premises must comply with the posted speed limit. Gate codes assigned to owners, are to be used only when the owner or designated guest is residing on the premises. The same is applicable for renters with temporary access granted for the duration of their stay
9. Each and every Unit Owner shall maintain heat in his unit, whether such Unit is occupied or not, so that the water pipes in his unit and/or those pipes in the Unit above or below, will not freeze, but in any event no less than a temperature of 50 degrees. Notwithstanding the foregoing, the Board of Directors of the Sugar Ski & Country Club Condominium Owners' Association shall have the right to determine the minimum setting of the thermostats in all Units. The failure of any Unit Owner, his guest, renters or agents to abide by this Rule and Regulation shall be prima facie evidence of negligence on behalf of the said Unit Owner and he shall be liable for damages caused thereby.
10. All Unit owners shall be responsible for turning of the main water valve to the unit, turning off the hot water heater breaker, and disabling any ice cube maker if the unit is not to be occupied for any period over 1 week. The failure of any Unit Owner, his guest, renters or agents to abide by this Rule and Regulation shall be prima facie evidence of negligence on behalf of the said Unit Owner and he shall be liable for damages caused thereby.
11. In the event any Upper Level Unit Owner desires to replace the carpet or tile in his Unit with hardwood or some similar floor covering, the Unit Owner shall first obtain the approval of the Association and complete the same in accord with specification provided the Association which are as follows: must be a floating floor due to the use of Homosote 440 Sound Barrier or equivalent sound deadening underlayment as well as QuietWalk underlayment or equivalent that has had prior approval from the Board of Directors.
12. No outdoor fires of any kind, including, but not limited to wood, charcoal or gas, shall be permitted on the decks of the Units or anywhere within the common elements of the Condominium EXCEPT that LP gas burners having an LP gas capacity of not more than 0.454 kg (nominal 1 pound) capacity shall be used no closer than 10 feet from any combustible construction and shall not be located on decks or balconies.
13. Hot tubs are not permitted inside any unit or on any unit deck.
14. Only minimal amounts of firewood may be stored on balconies and it may not be stored directly on decking, it must be raised or stored in an acceptable container.
15. Pool codes are to be used only when the owner or designated guest is residing on the premises. The same is applicable for renters with temporary access granted for the duration of their stay. Owners, guests and renters must comply with the posted rules in the pool and sauna areas.



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16. When sufficient evidence is provided to the Board of Directors for it to determine that an existing condition within a Unit may create a foreseeable and unreasonable risk of injury to the occupants of that Unit or any other Unit and/or to any neighboring units or common area property, then, upon notice from the BOD or its management agent or attorney, the owner(s) must take the remedial action mandated by the Board so as to eliminate the identified condition within 30 days of notice. If the identified owner(s) do not provide evidence of satisfactory resolution within 30 days of notice, the Board may proceed with the remedial action at the expense of the owner, and/or an appropriate fine may be imposed, and/or or utilities (i.e., water, electric) that in the Association's judgment may enhance the cause of danger or damage, will be disconnected, rendering the unit unavailable for occupancy until proof of resolution is provided. Any resulting costs for turning on/off utilities will be charged to the unit owner(s). The duty to install the required replacement or repair will remain the unit owners', and not the Association's, but that the Association shall have power to act when the owner fails to act with reasonable timeliness to take the required remedial action. An owner may submit a written appeal to the BOD within 10 days following the receipt of notice.
17. For any loss caused by the culpable act of a unit owner or his or her invitee, tenant or agent, the Unit owner shall be held responsible for the resulting costs up to 100% of the Association's deductible, as a special assessment, unless the unit owner's HO6 Policy covers the amount of the deductible.