

RULES AND REGULATIONS
BLACK BEAR LODGE CONDOMINIUMS ASSOCIATION, INC.

Modified as of November 2020

The following Rules and Regulations apply to all owners, residents, guests, invitees, and lessees of the Black Bear Lodge Condominiums (BBL) in Mt. Crested Butte, CO:

1. Common areas shall remain clear of personal property.
2. Balconies: Balconies shall remain clear of all items except appropriate balcony furniture and plants. Prohibited items include, but are not limited to, cooking grills (including charcoal, gas, and electric), skis, bikes, kayaks, and indoor furniture.
3. The following are expressly prohibited:
 - a. Smoking in all indoor and outdoor common areas.
 - b. Animals or pets of any kind, unless the animal is the property of a condominium owner who is in residence.
 - c. Excessive noise after 10:00 p.m. and before 8:00 a.m. Such noise includes, but is not limited to, music, conversation, television sound, automobile horns, and engine noises.
 - d. Climbing on any common area structure including, but not limited to, railings, walls, transformers, or boilers.
 - e. Posting of any signage on a condominium balcony or inside of condominium windows that is externally visible.
 - f. Any construction project which may impair the aesthetic, structural, or design integrity of the property including, but not limited to, installation of any plumbing, wiring, or air conditioning equipment, by any owner, or at any owner's direction, except with the prior written approval of the BBL Executive Board.
4. Owners are responsible for cleaning up pet droppings. Any noise or nuisance created by a pet will be addressed on an individual basis.
5. Hot Tub:
 - a. Use of the hot tub is done so at YOUR OWN RISK. Hot tub rules are posted on the wall next to the hot tub and must be followed at all times.
 - b. The hot tub is to be used only during the posted hours.
 - c. Smoking, food, and glass containers are prohibited in the hot tub or on the surrounding deck area.
 - d. Jumping into the hot tub is prohibited.
6. Parking:
 - a. Vehicle Tags: All parking requires the display of BBL Executive Board approved tags that are valid. Each unit will be issued two plastic tags. Plastic tags will be replaced and old tags invalidated as determined necessary by the BBL Executive Board. Temporary tags will be available for specific dates. Temporary tags may be obtained from the BBL Property Manager or may be issued by individual short term rental agents in a form approved by the BBL Property Manager. Tags should be displayed by hanging on rearview mirrors, placed on the dash, or as otherwise approved by the BBL Property Manager.

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- b. Sidewalks, valley pan, driveways, and entrances must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from BBL. Parking on the driveway is expressly prohibited at all times.
- c. **Garage Deeded Parking Spaces:** Parking within garage deeded parking spaces is limited to passenger vehicles, licensed motorcycles, trailers at limited times and with conditions and street legal motorbikes. No motor vehicle shall remain parked on the property unless it is in good working condition and used for actual transportation. No spaces may be used for personal property storage, vehicle repair, construction or any other purpose. Vehicle repairs, other than emergency repairs to remove a vehicle from the premises, are prohibited. Trailers may be parked in such owner designated spaces during the limited times of March 1 through June 30 and August 8 through December 19 each calendar year provided advance permission has been obtained from the BBL Property Manager and is marked as directed by the BBL Property Manager in a conspicuous location. The limited allowance of trailer parking is subject to the trailer being non-infringing (does not extend into the driving area of the garage or extend over marked lines to either side or cause parking in adjacent spaces to be unduly difficult). In the event a trailer is parked in times other than those limited dates above, has not received BBL Property Manager permission, or is infringing, then the subject trailer may be removed by the BBL Property Manager at the owner's expense.
- d. **Garage Guest Parking Spaces:** Parking within garage common parking spaces is limited to passenger vehicles, licensed motorcycles, and street-legal motorbikes. No vehicle may be parked in a garage common parking space for more than two weeks continuously without the prior written permission of the BBL Executive Board. No parking space may be used for personal property storage, vehicle storage, vehicle repair, construction or any other purpose. Vehicle repairs, other than emergency repairs to remove a vehicle from the premises, are prohibited.
- e. **Owner Monitoring of Compliance with this Policy for the Garage:** Owners are encouraged to police the garage and take note of any items or vehicles that are parked not in compliance with these rules. In the event that such violations continue for more than 24 hours, and upon notice of such to the BBL Property Manager, the BBL Property Manager will take action to enforce these rules.
- f. **Porte-Cochere Parking Spaces:** Parking in the porte-cochere is for active loading and unloading and is limited to a maximum of two (2) hours. Parking within porte-cochere parking spaces is limited to passenger vehicles, licensed motorcycles, and street-legal motorbikes. These guest parking spaces are for temporary parking only. No overnight parking is allowed.
- g. **Outdoor Parking Spaces:** Outdoor parking spaces are limited to oversized passenger vehicles that due to their height are unable to park in the garage.
- h. **Hunter Hill Road Parking Lot:** The Hunter Hill Road parking lot is accessed from Hunter Hill Road and is reserved for the parking of trailers only. No vehicle may be parked in the Hunter Hill Road parking lot for more than two weeks continuously without the prior written permission of the BBL Executive Board. Any trailers parked in the Hunter Hill Road parking lot must be de-coupled from any vehicle. All parking must be within the lines of the provided spaces in the Hunter Hill Road parking lot. All items parked in such spaces must be registered with the BBL Property Manager.

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- i. Illegally parked vehicles, trailers, derelict vehicles, or stored personal property in any parking space will be removed or towed at the owner's expense with or without notice.

7. No wire or cable shall extend beyond the boundary of any balcony or extend into any common area except with the prior written approval of the BBL Executive Board.

8. Liability for Damage: **Any** damage to the general or limited common elements caused by an owner, resident, guest, invitee, or lessee shall be repaired at the expense of that unit owner. **Any** cleaning which is necessitated by an owner, resident, guest, invitee, or lessee of an owner shall be cleaned at the expense of that unit owner.

9. Locks: The BBL Property Manager shall keep a pass key to all units for emergency use only. No owner shall alter his unit entrance door lock or install a new or additional lock without informing and supplying the BBL Property Manager with a pass key.

10. Violation of Rules and Regulations
 - a. Any associated expenses incurred by the Association to enforce the foregoing Rules and Regulations shall be imposed by the BBL Executive Board and shall constitute an assessment against the unit, and if such assessment goes unpaid, the Association shall have a lien therefor pursuant to the Condominium Declaration and the provisions of the Colorado Common Interest Ownership Act.
 - b. In addition to the remedy set forth above, the Association may bring an action to enforce the Rules and Regulations, either in law or in equity, with a court of competent jurisdiction in the County of Gunnison, State of Colorado.

Each owner, resident, guest, invitee, and lessee agrees to comply with and abide by all of the Rules and Regulations set forth above, and as the same may be amended or adopted by the BBL Executive Board from time to time.

The above Rules and Regulations shall in no way amend or alter the Articles of Incorporation, Condominium Declarations, or Bylaws of the Association, but shall only be supplemental thereto.

The foregoing Rules and Regulations of the Black Bear Lodge Condominium Association, Inc. were amended as of November 11, 2020 as a result of a proposal to amend at a Meeting of the BBL Executive Board on November 9, 2020.



Secretary of the Executive Board