

PRISTINE POINT OWNERS' ASSOCIATION, INC.

RULES AND REGULATIONS POLICY FOR RENTERS AND NON-OWNER OCCUPANTS WITHIN PRISTINE POINT AT CRESTED BUTTE

NOTICE TO OCCUPANTS

The following Rules and Regulations Policy for Renters and Non-Owner Occupants (“NOO”) was adopted by the Board of Managers (“Board”) of the Pristine Point Owners’ Association (“PPOA”) on June 4, 2021 and will become effective June 15, 2021.

Set forth below are the Rules and Regulations that apply to Short and Long-Term Rentals and to other NOO. These rules and regulations are based upon and, as appropriate, amplify the Declaration of Protective Covenants of Pristine Point at Crested Butte (“Covenants”). The items in italics in this notice are from Article 4 – Restrictions on the Use of the Property in the Covenants. The Covenants are recorded with the County of Gunnison, Colorado. A full copy of the Covenants is available on the Toad Property Management Co. (“TPMC”) website (<https://toadpropertymanagement.com/clients/pristine-point/>).

PPOA has the responsibility to manage, maintain and govern the real property / Subdivision known as Pristine Point at Crested Butte. PPOA has contracted with TPMC, 318 Elk Ave., Crested Butte, CO 81224, (970) 349-2773, to maintain and oversee the subdivision.

Note that these Rules and Regulations apply equally to renters and to non-owner occupants (family and friends) who utilize the property without any rental fee being applied.

4.14 No Noxious or Offensive Activity – *No noxious or offensive activity shall be carried on within the Property nor shall anything be done or placed on any Lot or any other portion of the Property which is or may become a nuisance or cause annoyance to other Owners.*

4.16 No Hazardous Activities – *No activities shall be conducted on the Property and no improvements shall be constructed on the Property which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms, archery equipment, or fireworks shall be discharged upon the Property and no open fires using wood, coal or paper shall be lighted or permitted on the Property except for natural gas or propane barbeques or other designated fire containment structures approved by the Board.*

4.17 Visible Items and Conditions - *No unsightliness that is visible from any street or from any other Lot shall be permitted on any Lot. This includes, but is not limited to:*

- No hanging clothes or fabrics.
- No signs unless permitted by law or approved by the Board of Managers.
- No temporary structures including trailers and tents.

4.17.2 Parking and Storage - *Parking of vehicles on a Lot is permitted only within parking spaces constructed pursuant to approval by the PPOA Board, except that vehicles may be parked in other areas while loading and unloading. Except for automobiles, station-wagons, jeep-type vehicles, pick-up trucks, and bicycles, all other vehicles and implements, including without limitation, trailers of all types, commercial trucks, boats, tractors, campers not mounted on pickup trucks, snow removal equipment, motorcycles, snowmobiles, all-terrain vehicles, motor homes or other recreational vehicles, inoperable vehicles and maintenance equipment shall be parked or stored only in an approved enclosed structure. No more than two motor vehicles shall be stored outside on any Lot. No abandoned vehicles shall be stored outside on any Lot.*

4.17.4 Refuse, garbage and trash shall be kept at all times in a covered bear-proof container, which shall be kept within a structure. Trash pick-up is once per week at the curbside location identified by the Owner. Trash must only be placed curbside the morning of trash pickup. Trash shall not be left outside overnight at any time due to wildlife in the area. The Responsible Guest for the rental should place trash outside on the morning of trash pick-up.

4.17.8 Garage doors shall be kept closed when the garage doorway is not in use.

4.18 Lights, Sounds and Odors – No light shall be emitted from any Lot which is unreasonably bright or causes unreasonable glare. No sound shall be emitted from any Lot which is unreasonably loud or annoying.

All exterior lighting, including outside Christmas or holiday lights, must be turned off by 10:00 PM. All interior lighting which is visible from outside the house must be turned off when the last occupant goes to sleep. No lighting that is visible from outside the house may be kept on all night long.

The prohibition against disturbing noises includes, but is not limited to, musical instruments, radios, televisions, or other noise-producing devices that are played in such a manner that reasonably disturbs residents of a neighboring Lot. Quiet hours are 10:00 PM to 7:00 AM on Fridays and Saturdays; and 7 pm to 7 am on Sundays through Thursdays. During these hours all Non-Owner Occupants must avoid unreasonably loud noises, stereos, and televisions and in no case shall noise levels exceed the Colorado State Noise Statute limitations of:

From 7 AM to 7 PM – 55 db.

From 7 PM to 7 AM - 50 db.

All such measurements of sound levels of **noise** radiating from a property line at a distance of twenty-five feet or more.

4.19 Restrictions on Animals - No animals shall be kept on any Lot except for dogs, cats, birds or other animals which are bona fide household pets, so long as such pets do not make objectionable noises or otherwise bother or constitute a nuisance to other residents or to wildlife. Dogs shall be kept within the boundary lines of the Lot of the Owner and shall be kept on a leash and under the control of the Owner (or occupant) when outside the Owner's Lot. No barking or vicious dogs shall be permitted within the Subdivision.

4.25 No Temporary Structures – No temporary building, improvement or structure shall be placed upon any Lot without permission of the Owner, which consent shall be granted only for a particular social, cultural, entertainment, charitable or recreational purpose of a short-term duration.

To be clear, all Owners, Renters and Non-Owner Occupants are subject to all the provisions of the Declaration of Protective Covenants for Pristine Point at Crested Butte and to this Policy.