

WILDWOOD LODGE CONDOMINIUMS HOA  
RULES AND REGULATIONS

January 2019

To maintain the visual beauty of the Wildwood Lodge Condominiums, and to ensure the peaceful and respectful use of Wildwood by the condominium unit owners, their guests and renters, the following Rules and Regulations have been developed by the Wildwood HOA Board of Directors. These Rules and Regulations may be added to, amended, or repealed at any time by resolution of the Board of Directors. Suggestions and input to these Rules and Regulations are encouraged.

Owners renting their units must include adherence to the Wildwood HOA rules and regulations as a part of the lease.

**PARKING:**

1. Parking at Wildwood Lodge Condominiums shall be limited to one (1) vehicle for each one-bedroom condo and two (2) vehicles for each two-bedroom condo. Oversized vehicles that take up more than one parking space may not be parked at Wildwood's parking lot. Electrical hookups to campers from the building are not allowed.
2. Parking shall be by **permit only**. Parking permits for each authorized vehicle shall be prominently displayed on the dashboard or mirror of each vehicle and will be issued to owners and guests only. Vehicles without a valid parking permit displayed will be TOWED without notice or warning at the vehicle owner's expense.
3. Vehicles blocking access to the dumpster or garage doors will be TOWED without warning at the vehicle owner's expense.
4. The parking lot shall not be used for mechanical work on vehicles. All vehicles in the parking lot must be in a drivable condition. Any vehicle left unmoved for over 15 days will be considered abandoned and subject to be towed at the owner's expense. Please make arrangements with the property management personnel if a vehicle must be left for a lengthy time.

**GENERAL BUILDING:**

1. Any common sidewalks, parking lot, driveways, building entrances, halls, stairways and passageways shall not be obstructed or used by any unit owner or guest for any other purpose than ingress to and egress from the building and units.
2. No trash bags, floor mats, clothing articles or shoes of any kind, ski equipment, bicycles, scooters or similar vehicles, etc. shall be allowed to stand in the public hallways, common areas or passageways.
3. Barbeque grills are prohibited on the property including decks and balconies, in accordance with the Breckenridge fire department regulations. There are two charcoal grills located Creekside for owner and guest usage.

4. Each homeowner shall be responsible for any and all damage(s) caused by their unit, families, friends, guests, agents, pets, etc., to other units and common areas regardless of whether such damage is occasioned by accident, negligence or malice. Each homeowner shall pay for such damages and remit restitution promptly.
5. No Owner or Resident shall make or permit any disturbing noises in the building or do anything which will interfere with the rights, comfort or convenience of other residents or tenants. No Owner or Resident shall play musical instruments or permit the operation of radios, televisions, stereos or other devices in such a manner as to disturb or annoy other occupants of the building. It is also requested that care be taken to minimize the noise while on the stairs, in the stairwells, and closing the doors.
6. Owners of second and third story units are required to use noise-reducing insulation if hardwood flooring or tile is used. Noise-reducing rugs (i.e., foam backing) must be used on all flooring areas that are not carpeted.
7. The ground floor patios, and second and third floor decks/balconies, shall be used only for the purpose intended and shall not be used for storage of personal items. The patio furniture provided by the HOA is permitted on the decks and balconies. No clothing, towels, garments or other articles are to be draped over the deck/balcony railing for drying or for any other purpose. The patio or deck/balcony should not be used for cleaning rugs, household articles or other items. No rugs or other materials shall be dusted from windows, balconies, decks or patios by beating or shaking.
8. All construction or repair work or other installation involving noise shall be conducted during the hours of 8:30 a.m. to 5:30 p.m. Exceptions will be made for emergencies.
9. No awnings, window air conditioning units or ventilators shall be installed in any of the windows. No satellite dishes or any other antennas may be attached to any part of the exterior of any unit.
10. **WILDWOOD LODGE CONDOMINIUMS IS A NON-SMOKING FACILITY. THIS INCLUDES ALL AREAS OF THE BUILDING. NON-SMOKING INCLUDES ALL FORMS OF TOBACCO, E-CIGARETTES, AND MARIJUANA. OUTDOORS SMOKING STATIONS ARE ONLY FOR TOBACCO SMOKING, NO MARIJUANA SMOKING ALLOWED.**

#### **UNIT REMODELING /RENOVATION**

1. All major remodeling or renovations must be approved by the board.
2. Unit cosmetic changes such as painting, carpeting, upgrading existing light fixtures, changing appliances, changing faucets or plumbing fixtures, electrical outlets or switches, minor cabinet changes or repairs do not need approval from the board. Any of the aforementioned items must be done in a safe manner and must meet all building code requirements.

3. Plans for remodeling and/or renovation must be submitted to the board for approval.
4. Work cannot begin until the plans have received written approval from the board. When complete plans have been submitted, the board will respond in as timely a manner as possible.
5. If structural modifications are being proposed, the plans must include a structural engineer's report.
6. All modifications must be performed by a licensed and insured general contractor. A copy of the contractor's license and certificate of liability insurance must be submitted to the Wildwood property manager before board approval can be obtained.
7. No owners are allowed to change any part of the outside of a unit whether it be on the patio/deck areas, other exterior areas or in the hallway area.
8. Remodeling/renovation work is only permitted between the hours of 8:30 a.m. and 5:30 p.m. These hours pertain to contractors and unit owners doing their own work.
9. All remodeling/renovation materials and supplies must be stored within the unit itself or off site. Storage is not permitted in any common area, inside or outside.
10. All remodel/renovation debris must be removed immediately. The dumpster cannot be used for major disposal (more than a regular trash can full). Any cost to the HOA for extra trash removal because of a remodel/renovation must be paid by the appropriate unit owner.
11. It will be the responsibility of the owner to obtain all necessary permits. Any costs incurred for these permits will be the responsibility of the unit owner. If not done properly and any fines or assessments are levied against Wildwood Suites these costs will also be the responsibility of the said owner.
12. Upon completion of remodel/renovation projects the board must be provided copies of all inspections pertaining to all necessary permits for said job.

**GARBAGE:**

1. All trash and garbage from units must be placed into the dumpster and not on or outside the dumpster or the dumpster housing . The dumpster lid and the door of the dumpster housing must be closed after depositing trash/garbage so as not to entice animals. Recycling laws as imposed by the town of Breckenridge must be complied with.
2. Owners are responsible for any trash removal cost incurred by disposing of appliances, furnishings, and/or construction debris. Owners are responsible for these costs if incurred by their tenants. Expenses for any extra trash pick-up will be borne by the owner of the unit.

**ANIMALS/PETS:**

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1. Only animal types approved by the board may be kept in the building. Currently only dogs and cats are approved.
2. ADA rulings governing the rights of people with service dogs i.e. seeing eye dogs, supersede any such house rules.
3. The following rules shall apply to any pets that have been approved by the board.
4. In no event shall such pet be permitted in any of the public areas of the building or common areas unless carried or on a leash.
5. Owner/resident shall be responsible for any damage to the building or common areas caused by any pet.
6. Owner/resident shall be responsible for the removal and clean up of pet waste.
7. No owner/resident may permit their pet to become a nuisance or menace to the community, other residents or visitors.
8. Violation of rules

In the event an Owner or Resident violates any of these house rules, the board may levy a fine against the owner in an amount not to exceed \$25 per day for any one violation in accordance with section 17.8 of the first amendment of the HOA declaration.

For each day the violation continues after such notice, it shall be considered a separate violation. The fine(s) shall be considered an obligation of the homeowner and will incur appropriate late fees and interest charges. If the owner fails to resolve such violation and pay such fine within the prescribed time period, the board may impose additional fines and the failure to resolve the violation may result in a lien being placed on the property. The procedure for levying fines shall be:

- 1 Owner is notified in writing regarding the issue. Email may serve as written notice.
2. Owner shall have seven days from receipt of notice to remedy issue or reply in writing to HOA Board regarding issue.
3. If Owner fails to remedy issue or reply in writing the fine shall be levied.