

Meadow Stone Lodge

RULES AND REGULATIONS

The following Rules and Regulations have been established for the benefit of all Meadow Stone Lodge (MSL) Owners. These Rules and Regulations supplement the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) (“The Declaration”), but do not change Owners’ obligations as set forth in the Declaration or any other governing instruments. The Rules and Regulations may be amended from time to time by the Association’s Board of Directors. Compliance with the Rules and Regulations will permit Meadow Stone Lodge to run smoothly and efficiently. Failure to comply may result in fines and/or the suspension of Owner rights and privileges.

DEFINITIONS

To assist in reading the Rules and Regulations, the legal terms used in the Declaration have been dispensed here in favor of user-friendly language. If a conflict arises between any provision of these Rules and Regulations and any provision of the Declaration, the provision of the Declaration shall take precedence. Common areas include the garage, hallways, elevators, lobbies, and all indoor areas that are not inside of a specific condominium unit and its porch. The Homeowners’ Club includes the kitchen, dining and living room area, the workout room, sauna, and the ski locker room.

The Board (members) and the Management company may change overtime. Please refer to the Meadow Stone Lodge website (<https://meadowstonelodge.com/>) for the most recent contact information including email addresses, phone numbers and mailing addresses.

OWNER’S RESPONSIBILITIES

It is the general guiding principle of these Rules and Regulations that each Owner has the responsibility to ensure that the common property of the Meadow Stone Lodge Homeowners’ Association and the rights and user experiences of each Owner be protected through the adoption of certain clear standards of behavior. Please provide your renters and guests with a copy of the MSL Guest Rules of Conduct – Appendix B.

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DAMAGE

Damaged or missing property should be reported to management and the Board immediately upon detection. Each Owner is responsible for any damage done to the common areas including the Homeowners' club, elevators, hallways, common furnishings, fixtures, or any other part of the Property.

PARKING

Owners and guests are only allowed to use the single covered parking space that was deeded to the Unit at time of sale of that Unit. Additional uncovered guest parking is available in front of Meadow Stone Lodge on a first come first served basis. The covered parking is considered a unit's primary parking which will leave the uncovered parking available for guests. All cars must display a Meadow Stone Lodge parking pass or are subject to booting and/or towing. Free uncovered parking for extra vehicles is available at Kirkwood general parking areas.

Owners may lend their parking spaces to other owners or their guests. Please provide contact information on the dashboard for vehicles not in their assigned spots.

RESTRICTED ACTIVITIES

Dangerous or unlawful substances may not be stored, introduced, or used within Meadow Stone Lodge. Unlawful activities are strictly prohibited. Noise and other activities should not disturb other occupants of Meadow Stone Lodge. Children should be supervised so they do not disturb other residents. Quiet time is 10 PM to 7 AM.

BUILDING OR FURNISHING MODIFICATIONS

ALL changes or modifications of any kind to common areas, or redecoration, structural changes, reorganization, or removal of common furnishings and/or fixtures are **PROHIBITED UNLESS APPROVED BY THE BOARD**. The property managers will repair any damage to the building caused by removal of built-in items and will replace common area materials, fixtures, and furnishings when deemed necessary. The party responsible for the damage will be responsible for all costs related to returning the building to its original condition.

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HALLWAYS AND COMMON AREAS (see below for Garage rules)

All owners, guests, and renters are expected to comply with our CC&Rs, the Fire Code, and our Rules and Regulations which include **NOT LEAVING ITEMS UNATTENDED IN THE HALLWAYS OR STAIRWELLS.**

Skis, snowboards, and other equipment must be stored in Owner's individual Unit or in their Owner lockers located in the Aspen building. Owners who rent their units must provide for adequate storage of their renters' equipment inside the Owner's Unit and ensure their guests and renters are aware of this rule.

Notices of non-compliance will be posted on the Owner's door when items are left in the hallway. A fine of \$50.00 will be imposed for each violation. After 24 hours, the items will be removed by management and the owners billed for the costs of removal in addition to the fine. Please refer to the Enforcement and Fine Policy.

Owners are responsible for the compliance of their renters and/or guests using their unit.

GARAGE AREA

Garage Area is to be used only for automobile parking and not storage of any household or personal items except as outlined below. Any personal items must be removed immediately, or the owner will pay any expense the Association incurs having to remove their personal items from the garage area.

COMMON STORAGE AREA:

Recreational equipment may be stored as outlined below:

- **All items must have tags listing the owner's name, unit and contact information.**
- **Only** recreational equipment such as bikes (including e-bikes), canoes, kayaks, paddleboards, sleds, etc. may be stored in this area. Skis, ice chests, grills and other outdoor equipment **MAY NOT** be stored here. If you have questions about the storage of items not mentioned above, please contact the MSL Board via the website.
- No motorized items other than e-bikes may be stored in the common area.

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AT OWNER DEEDED PARKING SPACES:

- **Bicycle Racks** (Steadyrack) currently approved by the Board to be installed on the wall directly in front of each deeded space.
- **Canoe/Kayak/Paddleboard** storage within lines of owner deeded parking spaces.

RACK REQUIREMENTS

- All racks must be approved by MSL Board.
- Purchase of racks is the responsibility of owner.
- Racks must be installed either by management company or an approved vendor to the standards of previous installations.
- Owners must ensure the **above items** do not extend into the adjacent parking spaces (Board will review items that have permission of “neighboring” owners to encroach on their deeded space).
- Areas deemed common storage area will be made available for storage on owner racks for unit 301, 101 & 203 when requested.
- Overhead racks may not be permitted, owner to confirm if it is acceptable in their parking space with KVFD Chief or Alpine County Fire Marshal and must receive approval in writing and provide the same to the Meadow Stone Lodge Board.

Other Personal or Business Storage: Is not allowed in any owner parking space.

MEADOW STONE LODGE HOA ASSUMES NO LIABILITY FOR ANY ITEMS STORED IN EITHER THE COMMON STORAGE AREA OR IN OWNER DEEDED PARKING SPOTS. STORE AT OWN RISK.

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HOMEOWNERS' CLUB

Use of the Homeowners' Club is restricted to Owners and their chaperoned guests only (renters are specifically prohibited). No children are allowed in the Homeowners' club under the age of 12 unless supervised by an adult. Use of the home entertainment center is on a first come first served basis but should be restricted to no more than 2 hours at a time to give each Owner equal opportunity for use. Music and videos played in the Homeowners' Club should be appropriate for families and children as they have a right to use and enjoy the club even while the entertainment system is being used. The lounge may be reserved by owners for private parties (3-hour time limit). Please refer to the MSL website to make reservations.

SECURITY

Owners should maintain strict control of their building and Homeowners' Club access codes/keys. Homeowner's Club codes/keys should never be provided to renters. All access and fire doors **MUST** remain **CLOSED AND LOCKED**. Doors should never be "propped open".

PETS

Dogs must **ALWAYS** be on a leash when in Common Areas. Dogs are prohibited from defecating or urinating in the garage. Dogs are prohibited from the Homeowners' Club. Owners, their guests, and renters are responsible for cleaning up after their dogs in and outside the building. Owners are responsible to ensure guests and renters are aware of this rule.

BBQs

Due to high fire danger, only electric BBQs are allowed outside on decks. Propane, charcoal and pellet BBQs are **PROHIBITED**.

SMOKING

Smoking of any kind is **PROHIBITED** in Common Areas or within 20 feet of the building. Smoking is **allowed only** within an Owner's unit or on their private porch. Smokers must not leave any butts or debris inside or outside of the building, nor in any standing ashtrays or buckets.

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CAUTION FOR FALLING ICE AND SNOW

Any time there is snow, there is danger of falling snow and ice from roofs. **NEVER** stand, play, or walk near buildings, ever. Look up when near entrances and exits. Do not dig tunnels in snow as this activity presents collapsing, shifting and trapping of individuals.

TRASH CHUTE

Respect the trash chute, it's smaller than it looks. Place your trash in the trash chutes located on each level of the building. If you have trash larger than what can comfortably go down the chute, please take your trash to the dumpsters located on Loop Road. Absolutely, **NO** ashes or burning objects should be placed in the trash or anywhere else.

LUGGAGE CARTS

Luggage carts/wagons are available in the parking garage for the use of Owners and their guests. Return them to the designated areas promptly after use. Children are prohibited from playing with or using the luggage carts.

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RENTALS

Effective May 1, 2023, Meadow Stone Lodge Board of Directors has approved the reinstatement of the rental fee per the First Amendment to the Meadow Stone Lodge CC&R's (section 3.07).

1. The required fee will be 2% of rental income for all rentals < 30 days. For those renters who use leases >= 30 days, a fee of 2% of 30 days of rent is imposed
2. Homeowners are responsible for self-reporting all rental activity and paying all rental assessments. If applicable, homeowners should instruct their property manager to collect and pay this fee on their behalf. A reporting form is available on the website: <https://meadowstonelodge.com/>
3. Homeowners are reminded that failure to accurately report and pay the rental fee will result in fines. The HOA has the authority to enforce the fee, including reasonable late charges, interest, costs of collection and any attorney's fees related to the collection of Assessments, through the lien provisions of the governing documents.
4. Please remit quarterly payments to the management company (please see the website for the address.) The end of each quarter is March, June, September, December.

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ENFORCEMENT OF RULES AND REGULATIONS

The Board expects all Owners, their guests, and renters to comply with the Rules and Regulations and the Declaration. If you notice a violation or have a question, please email (or phone if urgent) both management and our the MSL Board – contact information may be found on the MSLHOA website:

(<https://meadowstonelodge.com/>)

Any Owner, guest or renter who has been advised (by a representative of these organizations) that they are in violation of the Rules and Regulations AND/OR the Declaration, shall immediately cease and desist that activity. Owners who fail to comply with the representative's direction after being notified they are in violation of the regulations will then be referred to the Board for consideration of remedies or penalties authorized by the Declaration. All owners can be held responsible for their guests and renters' actions.

AMENDMENT OF RULES AND REGULATIONS

The Board of Directors may amend the Rules and Regulations from time to time. All Owners will receive a thirty (30) day notice of any changes for required owner comment period.

APPENDIX A – Fine and Enforcement Policy

APPENDIX B – MSL Guest Rules of Conduct

APPENDIX C – Election Rules

APPENDIX D - Meadow Stone Lodge Homeowners Association Policy Statement for Open Forum and Board Meeting Conduct

APPENDIX E – Rental Reporting Form