

Soda Springs Ranch Condominium Association, Inc.

Filing II

Rules and Regulations

Amended January 18th, 2020

Terms and abbreviations used

Ranch—Soda Springs Ranch Condominium Association, Inc. Filing II and also refers to the physical ranch area

Board—Board of Directors, Soda Springs Ranch Condominium Association, Inc. Filing II

1. General rules

Housing-garbage-trash-recycle: A trash compactor located next to the restaurant is provided for your household trash only. PLEASE PUSH THE KEY IN AND COMPACT YOUR TRASH EACH TIME. DO NOT PRESS IN THE RED KILL BUTTON UNLESS THERE IS A SERIOUS ISSUE WITH THE UNIT! Owners and guests must make their own arrangements for large items such as furniture, appliances, construction materials, Christmas trees, etc. DO NOT LEAVE THESE ITEMS BY THE COMPACTOR OR RECYCLE BIN.

A recycle bin has been added. Please place only recyclable items in the bin. A list of the items that can be recycled is on the bin. Please note that all cardboard boxes must be flattened prior to being placed into the recycle bin. PLASTIC BAGS ARE NOT ON THE LIST. PLEASE EMPTY PLASTIC BAGS AND PLACE THE BAGS IN THE TRASH AND NOT THE RECYCLE BIN. DO NOT THROW TRASH IN THE RECYCLE BIN.

Pets: Only owners are permitted to have two pets. Pets are defined as normal household animals such as cats and dogs. Other pets may be kept when approved by the Board of Directors. All pets must be tied or on leash within the Ranch area. Owners are responsible to clean up droppings regardless of location on the Ranch.

Noise abatement: Owners are expected to control noises caused by pets, TV, radios, audio or mobile equipment, parties etc.). Operation of loud equipment (snowmobiles, motorcycles, vehicles, tools, etc.) is not permitted between the hours of 10:00 pm and 7:00 am. Be respectful of your neighbors.

Fire protection: The Ranch is in a high fire danger area. Please do your part to prevent fires. Do not leave children alone in your unit, and do not leave items that can start fires where children can reach them.

Modifications or additions: As stated in the Declarations of the Soda Springs Ranch Condominium Association (Filing II), no modification, addition or painting of the unit may be done to the exterior of any unit or to the General or Limited Common Areas or Elements without prior approval of the Board of Directors. The Board of Directors reserves the right to assess a monetary penalty and recover legal costs incurred for anyone who violates this rule.

Signs: No signage of any type that is visible to the public may be displayed without the approval of the Board of Directors. This includes signs placed by a realtor. Political signs may be displayed in the owners unit 45 days prior to an election and be removed within 7 days after the election. No political signs may be displayed in Common areas.

Illegal activities: No retail business or business activities that necessitate meetings with the general public related to business or noxious, offensive or illegal activity shall be carried on in any unit or Common area, nor shall anything be done therein which may be or become an annoyance or nuisance to other occupants of the premises.

Violation fees: For any rule violation committed at the Ranch, a violation fee of \$100 will be charged to the homeowners account along with any additional charges that may accompany the violation.

Liability Insurance: Liability insurance to provide an owner protection against damage to their unit is the responsibility of the individual owner. Owners are solely responsible to maintain all appliances and associated building systems and take all necessary steps to prevent damage to their unit. This includes, but is not limited to the following taking ALL steps required to prevent the freezing of supply and waste water pipes in their unit. In the event of any occurrence of damages to an individual unit, the owner is financially responsible for the remedy of the damages and is advised to work with their insurance agent to secure adequate insurance to protect them financially and that they deem appropriate. Such claims will NOT be eligible for submission against the HOA liability insurance.

The HOA maintains liability insurance to provide for damages to the COMMON ELEMENTS only. Owners will be held responsible to financially address any damages to common elements caused by a failure to properly prevent infrastructure failures within their unit (e.g., water pipe freezing and bursting). Damages to common elements not directly attributable to the actions of individual unit owners will be submitted as a claim to the HOA liability insurance provider. Owners are strongly advised to have their insurance agent work directly with the SSR HOA insurance provider (see SSR website for contact details) to determine the appropriate level of coverage to adequately protect their unit. It is outside the purview of the SSR HOA Board of Directors and the SSR Management Company to advise owners of recommended coverage, or specifics of what is or is not covered by the SSR HOA liability insurance policy. Such details are to be communicated by the SSR HOA insurance provider to unit owners, unit owner's insurance provider or unit owner's legally appointed representative.

Unit owners are required to inform the Board in writing of any improvements to their unit in excess of one thousand dollars (\$1,000). Improvements to a unit include by are not limited to upgrade of decks to TREX, installation of carpet/wood floors, cabinets, heating systems, countertops, walls or any changes that differ from the original construction of their unit. In the event of a claim for damages to the common area elements of a unit, the Board, will only approve reimbursement up to the restoration of the common area elements to its original construction state. Owners are solely responsible for any and all common area improvements that have been done to their unit by them or previous owners.

Landscaping: While owners are encouraged to tastefully landscape around their units in the Common area of the property, the planting of any plant including but not limited to trees or large shrubs must have prior approval of the Tract Representative and in some cases may require Board approval. Some factors considered are a) type of plant/tree/shrub, b) preservation of sight lines, c) neighbor approval, and/or d) maintenance and upkeep.

Fishing ponds: The ponds are open to "catch and release" fishing with barbless hooks to owners and guests. Rock throwing into the ponds by anyone is not permitted.

Fences: No fences of any type, other than existing fences, are permitted without prior approval from the Board of Directors.

2. Athletic club and area

Alcohol policy: The restaurant building is privately owned and not part of the SSR Filing II HOA. The terms and conditions for alcohol sales/consumption are strictly controlled through private license issued by the state of Colorado. Alcoholic beverages may be used in the Rancher Room. Alcoholic beverages may not be carried from the restaurant to the athletic building. Glass of any type including but not limited to, containers, bottles, cups are prohibited anywhere in the outside area of the athletic complex. Only non-glass beverage containers are permissible in this area.

Keyless lock entry to athletic club: Entry to the athletic club area and lower level exercise rooms is by a key card (or by code via the Soda Creek Realty (SCR) lobby during office hours). Each unit has been issued one key card for which the owner is responsible, including use by guests of the owner. Acceptance of the key card by an owner confirms that the terms of liability waiver shall extend to the owner's household members, relatives, friends and renters. Owners will be held liable for any costs incurred by the HOA resulting from improper use of the facility by anyone using an owner's card or by entry via SCR. Unsupervised use of the Athletic Club facilities at any time by anyone under age 18 is prohibited. Use of the key card is recorded electronically for each use. Lost key cards may be replaced at an owner cost of \$50 from the management office. The lock entry system allows for entry only between the hours of 6 am and 9 pm. The Board may change or restrict these hours if circumstances dictate.

It is critical that you close and ensure the doors are locked. Please do not prop doors open at any time while using the facility.

Pool Use: The pool is open from 10am until 8pm, weather permitting. The pool may not be used outside of these hours. There is no lifeguard provided to monitor pool activity.

It is recommended that caution and reasonable judgment be exercised by anyone using the pool in relation to their own swimming ability. If appropriate, with respect to ability, swimmers should be supervised by someone who is a competent swimmer

Hot Tub Use: The hot tub is open for use only during the operating hours of the Athletic Club and surrounding area: 6am to 9pm. It is not permissible to use the hot tub after 9pm. Soda Springs Ranch owners are solely responsible for ensuring that their guests are aware of and comply with all hot tub policies and precautions. Owners are advised of the following:

- Always use caution when entering and exiting the hot tub. Surrounding patio/deck may be slippery and dangerous when wet. Please re-cover the hot tub if you are exiting and there are no other users.
- Pregnant women and individuals under medical care (for such problems as heart disease, diabetes, high blood pressure, skin sensitivities, cardiac or circulatory problems) should consult their physician prior to using the hot tub. Never use the hot tub when taking anticoagulants, antihistamines, vasoconstrictors, vasodilators, stimulants, narcotics or tranquilizers.
- Do not use the hot tub alone. Children under 18 should not use the hot tub unless closely supervised at all times. Unsupervised use by children is strictly prohibited. In no case should children under the age of eight be permitted in the hot tub. Never leave children unattended in the vicinity of the hot tub.

- Soaking for too long at high water temperatures can elevate body temperature and the temperature of internal organs beyond safe limits. Observe reasonable time limits to avoid nausea, dizziness and fainting. Should you experience any of these symptoms, carefully exit the hot tub immediately.
- Alcoholic beverages should not be consumed before or during hot tub use. The temperature of the water may intensify the effects of alcohol and cause drowsiness, dizziness and/or unconsciousness.
- Persons with external infections, wounds or cuts should avoid the hot tub or spa until they have healed, because the hot water can carry infection to others, or cause a new infection.
- The Soda Springs Association and management accept no responsibility for the use of the hot tub by owners or guest(s).

3. Units

Deck railings: Articles of clothing, bedding, towels, etc. may not be hung over railings to dry or anywhere else outside your unit.

Fire extinguishers, carbon monoxide detectors and smoke alarm detectors: All units must have a fire extinguisher on each level of the unit and in the garage. The extinguisher must be rated for Class A, B, and C type fires and have at least a 2 ½ lb. capacity, and a current year rating. Units will be inspected periodically for compliance. Those not in compliance with fire regulations will have equipment placed in their units and garages, and be billed for the items.

Carbon monoxide (CO) detectors and smoke alarm detectors are also now required. CO detectors must be within 15 feet of a bedroom.

Grills: *Charcoal grills are not permitted. Propane or natural gas grills are allowed. Do not ever leave a grill unattended. It is required that a fire extinguisher be directly accessible whenever a propane or gas grill is in use by an owner, and that it be placed within five feet of the grill.*

Wood-burning stoves/fireplaces and ashes/Fire Pits: *Some units still have wood burning stoves and these are "grandfathered in," and are thus permissible. No new wood-burning stoves are permitted to be installed. Ashes from these stoves are to be kept in a suitable covered metal container. Use extreme caution in disposing of the ashes; make sure they are completely out and cold before disposing of them anywhere.*

Wood burning units will be inspected annually and, if recommended by the inspector, be cleaned. The cost of both inspection and cleaning will be charged to the unit owner. The management office will schedule inspections annually and bill the respective owner for the costs of the inspection and, as required, cleaning.

Fire pits are expressly forbidden on the Soda Springs Ranch premises. Any installed fire pit will be removed at the owner's expense.

Door locks: All door locks to a unit must be compatible to the Master Key retained in the management office. Access to any unit may be necessary in the case of fire or other emergency.

Storage: No owner, renter or guest shall permit anything to be done, or kept in a unit, or in the Common areas that may result in cancellation of the Soda Springs Ranch Club insurance, and/or would be in violation of any laws. Examples (but not limited to) are combustible items and hazardous materials.

SSR Wi-Fi system: The system is provided as an amenity for owners and guests. It is a shared system with the potential for heavy use at the same time, please do not abuse the privilege by downloading large files, streaming video or conducting large data transfer operations. Owners may contract with providers for individual high speed connections at their own expense. The Board will limit or refuse access to the Wi-Fi system if this rule is abused by individual owners and/or guests.

Storm doors: Owners may install storm/screen doors with the approval of the Tract Representative. The doors will not be maintained by the HOA; the only approved colors are bronze, black or the same green as the exterior entry door. No light colored, white or wood doors are permitted.

4. Vehicles

Parking: Vehicles must be parked in the appropriate paved area adjacent to the homeowner's unit and must not block ingress or egress of other vehicles. Only two vehicles may be parked outside your unit.

Trailers: All trailers must be parked in the appropriate area as designated by the Property Manager. Please check at the Ranch office for directions. For trailers to be parked in the overflow parking area, the owner must obtain permission from the Management Office before parking the vehicle. A permit shall be issued and has a limited duration for use. The Management has the right to refuse use of this area to anyone. It is a joint use parking area under control by both the restaurant, SCR and the owners.

Mobile homes and RV's: Parking of these vehicles is not permitted on Soda Springs Ranch.

Unlicensed motorized vehicles: Vehicles such as snowmobiles, ATVs and other unlicensed vehicles may not be operated in the parking lots or roads on the Ranch. The Ranch roads are county roads; use of this type of vehicles is strictly prohibited.

Sleds: Sledding on the Ranch roads is not permitted.

Inoperative vehicles: Inoperative or unsightly vehicles or any other equipment or items stored in the parking area or around units is not permitted. They will be removed at the owner's expense.

The above rules and regulations are in accordance with the existing By-Laws and Condominium Declaration of the Soda Springs Ranch Condominium Association, Inc. (Filing II) to which all owners, guests and renters are subject. In the event they are in conflict with By-Laws or Declaration, those documents shall prevail. The Declaration is the senior document.