

COPPERBOTTOM INN

HOUSE RULES

Last Updated: March 2, 2024

Per the Declaration: "the Management Committee is charged with and shall have the responsibility and authority to make and enforce all of the reasonable rules and regulations covering the operation and maintenance of the property ... "

- 1) No items shall be stored or placed in the common area with the exception of a door mat. The lobby, foyer, corridors, stairways, and elevators of the building shall not be obstructed or used for any purpose other than ingress to and egress from the units or restaurant.
- 2) No article shall be placed in the lobby, foyer, corridors, or in the staircases or in the elevator, nor shall anything be hung from the balconies or windows of the building.
- 3) No clothing or other article shall be hung in common areas or private patios.
- 4) No bicycles, scooters, skateboards or rollerblades, etc. will not be allowed to be ridden in the hallways or common areas of the building.
- 5) No activity shall be carried out in any unit, or within the common areas of the building which may be or may become an annoyance or nuisance to the other unit owners or occupants. This shall include, but not be limited to, loud music, parties, large gatherings of people, noise from household pets, etc.
- 6) No shades, awnings, window guards, ventilators, fans, air conditioning devices, or wiring for electrical or telephone installation shall be used in or about the building, common areas, or private patios except as shall have been approved by the Management Committee.
- 7) Garbage from the units shall be placed in leak proof bags and placed in the garbage dumpster. No trash will be allowed to be left in the corridors or stairwells of the building. Trash placed in the common areas of the building will be removed by representatives of the Management Company and will be billed as an expense to the unit owner.
- 8) Owners and long-term tenants* may have domesticated animals, specifically dogs and/or cats, at the Copperbottom Inn (CBI). Nightly and weekly tenants are prohibited from having pets. Long term renters are limited to a maximum of two pets.
 - Dogs must be on a leash while in common and limited common areas of the building, and owners shall be in control of their dogs at all times.
 - Balconies shall not be used as pet toilet areas.
 - Unit owners will be responsible for tenants whose pets create a nuisance. Examples of nuisances include: pet waste in units, common areas or on any areas of CBI property, barking or other animal noises; pets allowed to roam in hallways or other common areas of the building; aggressive behavior; and damage to CBI property are some examples of pet nuisances. Should the Management Company receive complaints from other building occupants about pet nuisances, the owner will be instructed to permanently remove the pets from the building and may be fined.
 - Service dogs must be certified and registered and wear an approved vest when outside of CBI units.
 - Any person bringing a pet on CBI property shall be subject to all related laws and will be liable for any damage or injury to any person or property.

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**Long-term tenants are tenants that rent or lease for 30 days or more.*

- 9) The Management Company and any contractor or workman authorized by the Management Company, may enter any apartment at any reasonable hour of the day for any purpose permitted under the terms of the Declaration of Covenants, Conditions, and Restrictions.
- 10) The Management Company shall retain a passkey to each unit. No owner, renter, nor the management company shall alter any lock or install a new lock on any door leading into the unit without prior notification to the Management Company, and subsequent provision of keys.
- 11) All damage to the building or common areas or personal property owned by the Association caused by the moving or carrying of any article therein shall be paid for by the owner responsible for the presence of such article.
- 12) Nothing may be kept or permitted in any unit or on any private patio which may increase the rate of insurance.
- 13) Propane grills are the only type of cooking device allowed on the private patios. No other grills or devices may be stored or used on the private patios.
- 14) No industry, trade, or business shall be operated out of any unit.
- 15) The Management Company retained by the Management Committee shall enforce the house rules on behalf of the Homeowners Association.
- 16) Unit owners shall be held responsible for the actions of their tenants and Agent should said individuals fail to adhere to the house rules.
- 17) Monthly homeowner assessments are due by the last day of the month. If payment is not received by the last day of the month, a \$50 late fee will be assessed on the next invoice.

Vehicles and Parking

- 18) Vehicles parked in the parking lot must have a valid and visible parking permit hanging from the windshield between 12 am and 6 am. Vehicles without the proper tag visible will be towed at the vehicle owner's expense.
- 19) Vehicles parked in the Copperbottom parking lot must be in working condition at all times. Storage of vehicles, boats, trailers, etc. is not allowed. Vehicles and or other items deemed to be stored in the parking lot will be towed or disposed of.
- 20) From November 15th to April 1st, vehicles parked in the parking lot must be moved when it snows 2" or more to aid snow removal services in the parking lot.
- 21) Underground parking spaces provided by the bank property for exclusive use by the HOA shall be designated by signage and a parking space. Once a parking space has been assigned by the HOA, an owner shall only park within that space until such time they decline to renew. Parking spaces are for one (1) passenger vehicle or one (1) motorcycle only. No placement or storage of any item(s) is permitted in the parking space. Parking spaces will be selected according to seniority. Seniority is defined as the consecutive number of years an owner has rented a parking space. A waiting list shall be maintained by the property management company on behalf of the HOA. At such time as an underground parking space becomes available, the option to rent it annually will be offered to the owner with the oldest dated request. If that owner declines, the offer will be extended to the owner with the next oldest request date, and so on. If multiple requests are received on the same date, length of ownership of their condominium will be the deciding factor. Each owner is limited

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to one (1) assigned underground parking space. Owners with two (2) or more parking spaces will retain the use of their assigned spaces until the date of annual renewal is reached, at which point any additional parking space(s) (i.e., in excess of one) will revert to the HOA for reassignment to owners on the wait list. Any owner found in violation of the above will be fined \$25 for each offense and will be subject to immediate vehicle removal at their own expense.

22) *Nuisance Vehicles*: The accumulation and storage of abandoned, wrecked, dismantled, or inoperative vehicles or vehicle parts on private property or on Public Property creates conditions tending to reduce property values, to promote blight and deterioration, to invite plundering, to create fire hazards, to constitute an attractive nuisance creating a hazard to the health and safety of minors, to create harborage for rodents and insects and to be injurious to the health, safety and general welfare. Accordingly, the presence of an abandoned, wrecked, dismantled or inoperative vehicle or vehicle parts, on Copperbottom Inn (CBI) property is hereby declared to constitute a public nuisance that may be removed as such in accordance within the CBI House Rules. Vehicles will be removed at the discretion of the CBI Home Owners Association. Nuisance vehicles may meet one or all of the below criteria:

- I. Vehicles that fail to display current registration or;
- II. *Abandoned Vehicle*: A vehicle is an “abandoned vehicle” if it is left stationary on CBI property for a significant amount of time without notice from its owner and/or is left in such inoperable or neglected condition that it may be reasonably concluded that the owner intends to relinquish all further rights or interests in it. An abandoned vehicle includes a public nuisance vehicle
- III. *Dismantled Vehicle*: A “dismantled vehicle” is any vehicle that is partially or wholly disassembled.
- IV. *Inoperative Vehicle*: An “inoperative vehicle” is any motor vehicle that cannot be moved under its own power.
- V. *Vehicle that is a Public Nuisance*: A “public nuisance vehicle” is any vehicle or parts thereof that is abandoned, wrecked, dismantled or inoperative, that is left on public or private property, not including highways; or that creates a condition tending to reduce the value of private property, or promotes blight and deterioration, or invites plundering, or creates fire hazards, or constitutes an attractive nuisance or endangers the health and safety of minors, or harbors rodents or insects, or jeopardizes health, safety, and general welfare. The accumulation of snow left on a vehicle for more than 7 days shall constitute an abandoned/neglected vehicle.
- VI. *Wrecked Vehicle*: A “wrecked vehicle” is any vehicle that is damaged to such an extent that it cannot be operated upon the highway.

23) *Building-Wide Water shutoff*: Building-wide water shutoff must be scheduled in advance and completed by an approved CBI plumbing contractor. The CBI property management company will coordinate scheduling and will maintain a list of approved contractors.

24) *Remodel Approval & Procedures*: As used in this Section, the term “Remodel” shall mean the following: (1) Moving, removing, adding or altering walls, doorways, windows, skylights, electrical, mechanical, plumbing, or ventilation systems and the like; (2) installing, replacing, or removing flooring; (3) installing, replacing, or

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removing cabinetry; and/or (4) any other project that requires a building permit. The term “Remodel” shall not include the simple painting or decorating of walls or other components of the Unit.

- I. Prior to the commencement of a Remodel to a Unit, the Owner shall submit to the Board for approval a written request outlining the Scope of Work. The Scope of Work shall include:
 - a. The estimated start and completion dates.
 - b. Documents prepared by contractors, vendors or other service providers.
 - c. Visual representations such as plans, diagrams, designs, etc.
 - d. A contact list, inclusive of email and/or mobile contact numbers, of all contractors, vendors or other service providers scheduled to work within the building.
 - e. A copy of the permit issued by the Building Department of Park City required for work involving drywall and copies of any other permits required by the Building Department of Park City.
- II. The Board shall review the submitted request and Scope of Work. The Board may require additional information as needed to further define the Scope of Work and the impact such Remodel may have on the community. After receiving the request, the Scope of Work, and any additional requested information, the Board shall either approve or disapprove of the Remodel and notify the Owner of the decision within six (6) weeks. The Board may also conditionally approve a Remodel. All Remodels shall abide by the restrictions contained in this Section.
- III. Upon approval from the Board to Remodel a Unit, the Owner shall provide to the Manager a refundable security deposit of one thousand dollars (\$1,000) payable to the Association to cover any damage that may occur to the Common Areas during the Remodel. After the Owner has notified the Manager of the completion of the Remodel, a final inspection of the Common Areas will be scheduled, during which the Owner will be advised and then, if necessary, notified in writing within ten (10) business days of any deductions from the security deposit as a result of damage(s). The Board, in its discretion, may decrease the amount of the required security deposit if reasonable based on the scope of the Remodel. However, a security deposit shall always be required.
- IV. In addition to approval from the Board and submission of the security deposit, the following rules apply to Remodels:
 - a. Remodel work is authorized from 9:00am to 5:00pm daily, EXCEPT high season. High season is defined as December 1st until April 30th, during which time Remodel work is restricted to Monday through Thursday from 9:00am to 4:00pm. It is further understood that the Association reserves the right to change stated days and hours of Remodel work subject to other occurrences of high occupancy, notice of which will be provided by the Manager.
 - b. No work may be performed in the parking lot or hallways of the building.
 - c. No construction materials of any kind may be stored in any Common Areas of the property.

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- d. No construction materials and debris of any kind are to be placed within the building dumpster(s); these items are to be hauled away from the property. Any construction materials and debris found within the building dumpster(s) will result in fees and fines to the Owner.
- e. Construction dumpsters may be allowed with prior approval from the Board.
- f. All contractors must have a current license from the State and/or City, as defined by the City, and adequate insurance. All contractors must provide a valid certificate of insurance to the Manager showing the name of the Association as an additional insured before any work may commence.
- g. Plumbing work that necessitates water shut-off to the building can only be performed by or in conjunction with the Association's plumbing company. A minimum of 48-hours' advance notice to the Manager is required for facilitation with the Association's plumbing company and to inform all Owners.
- h. At the completion of any plumbing work, the Owner shall be responsible for having said plumber clean the Unit drain line(s) to ensure no construction materials or debris obstruct or damage interconnected lines of the building or other Owners. Any construction materials and debris found within the plumbing line(s) will result in fees and fines to the Owner.
- i. Remodels must commence within ninety (90) days of Board approval, unless otherwise agreed by the Board. Remodels must be pursued diligently to their completion. The Owner must contact the Board if the Owner's Remodel will significantly last longer than the Owner originally included in the Scope of Work and provide the reason(s) for the delay.

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Violations and Fines:

The Management Company may levy and enforce penalties against the owners for their failure, or the failure of their tenants and Agents to adhere to these house rules.

Violation	First Offense	Second Offense	Subsequent Offenses
Garage parking violation	Warning	\$25	\$25
Litter/debris in common areas	Warning	\$50	\$75
Obstruction of lobby, corridors, stairways, and elevator	Warning	\$50	\$75
Unsightly private patios	Warning	\$50	\$75
Prohibited signs	Warning	\$50	\$75
Damage, destruction of Common Property	Warning	\$100	\$175
Charcoal grills on private patios	Warning	\$100	\$100
Pet noise, disturbance or nuisance	Warning	\$50	\$100
Failure to clean up after pets	Warning	\$50	\$75
All other violations	Warning	\$50	\$75