

# Wolf Lodge Homeowners Association, Inc.

## Addendum to Lease/Rental Agreement

### Association Rules and Regulations (as of May 2016)

Prior to the leasing/renting of Unit \_\_\_\_\_ at the Wolf Lodge Condominium Project (“Wolf Lodge”), the prospective Tenant(s) hereby acknowledge(s) receipt of these Rules and Regulations that govern all individuals residing at or visiting Wolf Lodge and further agree(s) to obey such Rules and Regulations and any other requirements set forth in the Association’s governing documents and any amendments that may from time to time be set forth. These Rules and Regulations have been duly approved by the Wolf Lodge Homeowners Association, Inc. (“Association”) by and through its Management Committee (“Board”).

1. **PURPOSE.** These Rules and Regulations are made for the purpose of promoting the best interest of the Owners of Condominium Units (“Units”) in the Wolf Lodge Condominium Project (the “Project”), to protect and enhance the property values of the Units, to preserve a uniform appearance in the Project, to protect persons and property against injury or damage, in general to promote the health, safety, and general welfare of the Owners and occupants, and to make the Project a pleasant place in which to live.

### 2. GENERAL RULES AND REGULATIONS.

- A. There is to be no storage of any items in any Common Area, grounds or parking lots including, but not limited to, stairs, stairwells, interior or exterior walkways/sidewalks, etc. Including, but not limited to, furniture, plants, bicycles, skis, baby carriages, etc.
- B. No parking or storage of any boat, camper, trailer, RV or other personal property may occur on the Project, including, but not limited to, any Common Area, grounds and/or parking lots.
- C. Nothing shall be thrown or emptied out of any window or door.
- D. Nothing shall be hung outside any window, balcony, deck or patio so as to be visible from an exterior view including, but not limited to, towels, swimsuits, rugs, etc.
- E. Nothing shall be stored on any back deck or patio, except for the following: furniture designed for such use, i.e., plants, electric grills, bicycles and no more than 1/8 cord of firewood, stacked not to exceed three (3) feet or the railing on back decks.
- F. No Owner or occupant shall make any disturbing noise, nor permit any action by such persons that would interfere with the rights, comfort or convenience of neighboring Owners or occupants. Quiet hours are observed from 10:00 p.m. until 8:00 a.m.
- G. No minor shall be permitted to loiter unattended within any Common Area without direct adult supervision.

- H. No trash or refuse shall be stored or kept on any Common Area or outside any Condominium Unit.
- I. The Clubhouse, pool, hot tub, tennis courts, etc. will be open from 8:00 a.m. until 10:00 p.m. weekdays and weekends. The pool and tennis courts are open on a seasonal basis from approximately Memorial Day until Labor Day.
- J. All Owners, tenants, guests, and invitees *must* have in their possession (or immediate access to the individual for their Unit possessing) a key fob for the Wolf Lodge Amenities while utilizing the Clubhouse, sauna, fitness center, pool, hot tub, tennis courts, laundry facilities, etc. Replacement key fobs can be obtained from the on-site manager for \$50 each. Only one key fob per Unit will be activated at any time.
- K. Pursuant to Utah law, (1) children under the age of 14 may not use the hot tub unless they are accompanied and supervised by at least one responsible adult over the age of 18 and (2) children under the age of 5 are prohibited from using the hot tub. (See Utah Administrative Code R392-301-31)
- L. Children under the age of 14 using the swimming pool must be accompanied and supervised by at least one responsible adult over the age of 18 years. Children *in diapers* must wear "*little swimmers diapers*". There are no lifeguards on duty at the Wolf Lodge pool.
- M. No glass or food is allowed in the pool, hot tub or sauna.
- N. No soap or chemicals, other than those provided for maintenance, can be utilized in the pool and hot tub.
- O. No Owner, occupant or any other person shall be allowed to place any signs in any window, the exterior of any Unit or in such a way so as to be visible from the exterior view. No Owner, occupant or any other person shall be allowed to place any signs on the Project.
- P. No skateboarding, roller skating/blading, etc. shall be allowed on the Project. Bicycles, tricycles and scooters shall not be allowed in any Common Areas, including the pool deck, miniature golf grounds or on any lawns, walkways or sidewalks (other than those sidewalks that border the parking lots).
- Q. No pets are allowed in any Unit or in any Common Area.
- R. The maximum sleeping occupancies of the Condominium Units are:  
One Bedroom Unit - Four (4), Two Bedroom Unit - Six (6), Two Bedroom Unit w/Loft - Eight (8).

- S. The maximum number of people allowed per Unit, that can use the amenities at any given time, is the same as the maximum sleeping occupancy per Unit. (See Rule R.)
- T. All Owners, tenants, guests, or invitees shall comply with any and all posted signs, Rules and Regulations.
- U. All satellite dishes must be Board approved before installation. The approval process begins by submitting a satellite dish waiver form (obtained from the on-site manager) to the Board.
- V. Smoking is prohibited throughout all Common Areas (including Limited Common Areas) of the Wolf Lodge Condominium Project whether indoors or outdoors. These prohibited areas shall include the patios, decks and any storage spaces attached to or adjacent to a Building.
- W. Window-mounted air conditioners are not allowed.

### **3. PARKING AREA REGULATIONS.**

- A. Vehicles are to be parked in designated, paved parking areas only.
- B. There shall be no repairs, maintenance, lubrications or washing of any vehicles performed in the parking areas.
- C. No vehicles shall be abandoned or left standing in any parking area or other areas on the Project more than seventy-two (72) hours without prior Board approval. A waiver, signed by a Board member, must accompany that vehicle. In addition, regularly moving any vehicle left standing long-term on the Project, from one parking spot to another every seventy-two (72) hours, in an effort to avoid violating the seventy-two (72) hour Parking Rule, is in direct violation of the intent of the Parking Rules. Fines will be assessed accordingly.
- D. No vehicle shall be parked on the Project in an inoperative state or without current registration and licensing. The Association or its Managing Agent reserves the right to assess damages or fines for violating this rule and/or have any non-complying vehicle towed at the Owner's cost.

### **4. USE OF COMMON AREAS.** The Common Areas of the Association are for the exclusive use and enjoyment of all Owners, tenants, guests or invitees. If, in the Association's opinion, acts of vandalism, abuse or continued misuse of any Common Area shall be incurred by any Owner, tenant, guest or invitee, the Association reserves the right to suspend any Owner's, tenant's, guest's or invitee's right to utilize any or all of the Common Areas, with the exception of ingress or egress purposes to a Condominium Unit; *the costs of damage repair will be assessed to the individual who caused the damage or to the Owner, if the individual fails to pay the costs.*

5. **FINES.** For each and every violation or infraction of any Rule or Regulation specified in paragraphs 2, 3, and 4 above, or as otherwise provided for in **Article 7, Section 7.34** of the Declaration, the Articles of Incorporation or the Bylaws, the Association may, upon written notice, impose a fine upon the Owner of the Unit for each violation or infraction committed by such Owner or his or her tenants, family members, guests or invitees in the amount of \$25.00 for the first violation or infraction. Where a violation or infraction continues, the continuation thereof for each day shall be deemed a separate and distinct violation and infraction resulting in a separate \$25.00 fine. The Association, its Manager or Managing Agent shall promptly notify the Owner of a Unit in writing of the assessment of any fine and such Owner shall pay such assessment promptly. Each Owner is responsible for informing its tenants, guests and invitees of these Rules and Regulations and ensuring their compliance with the same. Owners shall be personally liable for all fines for violations of these Rules and Regulations, whether such violations were committed by such Owner or by the guests, tenants, family members and invitees of such Owner.

**NOTE:** “Common Areas,” as used in these Rules and Regulations, are defined as any area of the Wolf Lodge Condominium Project other than individual Units. Common Areas include without limitation, the parking lot, Clubhouse (including fitness center and sauna), pool area, hot tub, tennis courts, miniature golf, play area, landscaping, walkways, sidewalks, driveways, drive lanes, stairways, stairwells, laundry facilities, etc. “Limited Common Areas” are considered part of the Common Area. Limited Common Areas are defined as the limited use storage closets and the attached patios or decks of each Unit. The Owners of Units have the exclusive right to use the Limited Common Area associated with that Unit (i.e., the limited use storage closet and the attached deck or patio), but such use is limited by these Rules and Regulations and the Declaration for the Wolf Lodge Condominium Project.

Signatures of the adult members of the household indicate receipt of, and agreement to follow and abide by the above Rules and Regulations so long as you reside in any property located at Wolf Lodge.

Tenants of rented units must immediately inform their landlord of any changes in occupancy including any additional tenants added to the household or any who leave. The landlord must then complete any required background checks, lease addenda, emergency information, vehicle information and other material required by the Association.

While fines resulting from tenant’s violation may always be assessed against the landlord/unit owner for payment, by signing below, the tenant(s) agree that they shall also be personally liable to the Association for any fines levied as a result of the tenant(s) violation.

By signing below, you (as tenants) also agree that continuous violations and/or failure to pay any Association-levied fines within sixty (60) days will result in a breach of this Agreement. **In the event that you breach any portion of this Agreement, and your Landlord/Unit Owner refuses to begin eviction proceedings as requested by the Association, the Association, in its sole discretion, may initiate any legal proceedings to evict you. In such event, you will be liable for any costs and the reasonable attorney fees incurred by the Association as a result of the eviction.**

Adult Tenant #1:

\_\_\_\_\_  
Signature Printed Name Date

Vehicle Make/Model/License Plate No.: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Adult Tenant #2:

\_\_\_\_\_  
Signature Printed Name Date

Vehicle Make/Model/License Plate No.: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Adult Tenant #3:

\_\_\_\_\_  
Signature Printed Name Date

Vehicle Make/Model/License Plate No.: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Adult Tenant #4:

\_\_\_\_\_  
Signature Printed Name Date

Vehicle Make/Model/License Plate No.: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_