

WOLF LODGE HOMEOWNERS' ASSOCIATION
RULES AND REGULATIONS
Updated June 2010

1. **PURPOSE** These Rules and Regulations are made for the purpose of promoting the best interest of the owners and occupants of the Condominiums in the Condominium Project by such owners and occupants, to protect and enhance the property values of the Condominiums, to protect persons and property against injury or damage, and in general to promote the health, safety, and general welfare of the owners and occupants and to make the Condominium 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 without limitation to, stairs, stairwells, interior or exterior walkways/sidewalks, etc... including, but without limitation 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 Common Area, grounds or parking lots, without approval by the management except in the unpaved parking area east of the tennis courts.
 - C. Nothing shall be thrown or emptied out of any window or door.
 - D. Nothing shall be hung outside any window or any balcony, deck, or patio so as to be visible from an exterior view including, but without limitation to, towels, swim suits, rugs, etc...
 - E. Nothing shall be stored on or hung from any balcony, deck or patio (back decks or patios) except for: furniture designed for such use; plants, gas grills, bicycles, and no more than ½ cord of firewood, stacked not to exceed the railing.
 - F. No owner or occupant shall make or permit to be made any disturbing noise, nor do or permit anything to be done by any 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 nor refuse shall be stored or kept on any Common Area or outside of any Condominium Unit.
 - I. The Clubhouse, pool, spa, tennis courts, etc... will be open from 10:00 a.m. until 10:00 p.m. weekdays and 10:00 a.m. until 11:00 p.m. on 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* wear a Wolf Lodge Identification (ID) badge while utilizing the clubhouse, pool, spas, tennis courts, laundry facilities, etc...
 - K. *To use the spa* children 14 years and younger must be accompanied by an adult (18 years and older) and children under 5 years old are prohibited to utilize the spa.
 - L. Children under the age of 14 must be accompanied and supervised by at least one responsible adult over the age of 18 years when utilizing the pool. Children *in diapers* must wear "*little swimmers diapers*" with plastic pants over them. There are no lifeguards on duty at the Wolf Lodge pool.

WOLF LODGE HOMEOWNERS' ASSOCIATION
RULES AND REGULATIONS
Updated June 2010

- M. No glass or food is allowed in the pool or spa areas.
- N. No soap or chemicals other than those provided can be utilized in the pool or spa.
- O. No owner or occupant shall be allowed to place any signs in any window, the exterior of any Condominium Unit, or in such a way to be visible from the exterior view, or allowed in the Common Area.
- P. No skateboarding, roller skating/blading, etc. shall be allowed on the premises. Bicycles shall be not allowed on any walkway/sidewalk, pool area, or in any buildings.
- Q. No pets are allowed in any Condominium Unit or in any Common Area at any time.
- R. The maximum sleeping occupancy of the Condominium Units are:
One Bedroom Unit - Four (4), Two Bedroom Unit - Six (6), Two Bedroom Loft Unit - Eight (8).
- S. All owners, tenants, guests or invitees shall comply with any and all posted signs, rules, and regulations.
- T. All satellite dishes must be approved before installation. The approval process begins by submitting a satellite dish waiver form.
- U. Smoking is prohibited throughout all 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.

3. **PARKING AREA REGULATIONS**

- A. Vehicles are to be parked in designated areas only.
- B. There shall be no repairs, maintenance, lubrications, or washing of any vehicles done in the parking areas.
- C. No vehicles shall be abandoned or left standing in any parking area more than seventy-two (72) hours.
- D. No vehicle shall be allowed to be parked in an in-operative state or without current registration and licensing.

The Association or its Managing Agent reserves the right to assess liquidated damages and/or have any non-complying vehicle towed at the cost to the owner.

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, *and 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.*

WOLF LODGE HOMEOWNERS' ASSOCIATION
RULES AND REGULATIONS
Updated June 2010

5. **LIQUIDATION DAMAGES** 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 III, Section 7 of the Declaration, the Articles of Incorporation, or the Bylaws, the liquidation damages sum which may be assessed by the Association on written notice to the owner shall be \$25.00, and where a violation or infraction is a continuing one, the continuation thereof for each day shall be deemed a separate and distinct violation and infraction resulting in a separate \$25.00 liquidated damage assessment. The Association, its manager, or managing agent shall promptly notify the owner of a Condominium in writing of the assessment of any liquidated damages sum, and such assessment shall be promptly paid by such owner. An owner is liable for all liquidated damage assessments for violations of these rules and regulations by such owner and by the guests, tenants, and invitees of such owner.
6. **RESERVE FUND**
- A. The Board will maintain a Reserve Fund for the HOA.
1. The Reserve Fund will be held in a Separate account
2. The Homeowner's monthly fee coupon will show the amount going to operations, the amount going to the Reserve Fund, and the total amount of the monthly fee.
- B. The Board will engage an independent entity to conduct a "Reserve Analysis" for the HOA every five (5) years, beginning no later than the 2011-2012 fiscal year. The cost associated with this analysis will be budgeted each year as part of the operational budget.
- C. The Board will conduct a "Review" of the Reserve Fund every year, beginning no later than the 2011-2012 fiscal year.
7. **FINANCIAL AUDIT**
- A. The Board will engage an independent accounting firm to conduct a formal audit of the finances of the HOA at least every five (5) years, beginning with the 2009-2010 fiscal year.
- B. Accounting reviews may be conducted between formal audits as requested by the Board.
- C. Costs associated with the audit process will be budgeted each year as part of the operational budget.
8. **TERMINATION OF SERVICES DUE TO FEE DELINQUENCY**
- A. If a Wolf Lodge Homeowner is delinquent in paying their monthly fees more than 60 days, the Wolf Lodge HOA will terminate that owner's right to receive utility services paid as a common expense and will terminate that owner's right of access and use of recreational facilities.
- B. The costs associated with these terminations will be added to the balance that the Homeowner is delinquent.