

Wolf Lodge Homeowners Association, Inc.
Addendum to Lease/Rental Agreement
Association Rules and Regulations (as of 9 April 2013)

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 interests of the owners and occupants of the Condominiums at Wolf Lodge; to protect and enhance the property values of the Condominiums; to protect persons and property against injury or damage; to promote the health, safety, and general welfare of the owners and occupants; and to make the Wolf Lodge a pleasant place to reside and visit.

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. Items include without limitation furniture, plants, bicycles, strollers, scooters, 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 from Wolf Lodge management except in the unpaved parking area east of the tennis courts. Vehicles stored in the unpaved area for more than three (3) days must be registered with the onsite manager.
- 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 not limited to, towels, swimsuits, rugs, etc.
- E. Nothing shall be stored on or hung from any balcony, deck, or patio except for the following: 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 or 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. on weekdays and from 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* have in their possession (or have immediate access to the individual for their unit that does possess the tag) a pink Wolf Lodge Amenities' Pass/Key Tag while utilizing the clubhouse, pool, spas, tennis courts, laundry facilities, etc...Replacement passes can be obtained from the onsite manager for \$50 each.
- 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. (Utah Admin Health Code Rule R392-302-31)
- 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. There are no lifeguards on duty at the Wolf Lodge pool. All who swim do so at their own risk. Any swimmer wearing a diaper must wear a swimming diaper under a plastic liner.
- 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 areas.
- 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 in the Common Area.
- P. No skateboarding, roller skating/blading, etc. shall be allowed on the premises. Bicycles shall not be 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 except for Board-approved service animals in accordance with the Wolf Lodge Service Animal Agreement.
- R. The maximum sleeping occupancy of the Condominium Units are: One Bedroom Unit - Four (4) individuals, Two Bedroom Unit - Six (6) individuals, Two Bedroom Loft Unit - Eight (8) individuals.

- S. All owners, tenants, guests, or invitees shall comply with any and all posted signs and other 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 at Wolf Lodge whether indoors or outdoors. These prohibited areas shall include the patios, decks, and any storage spaces attached to or adjacent to a Building.
- V. Window air-conditioners are not allowed.

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 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 inoperative state or without current registration and licensing.

The Association, through its Board, or its Managing Agent reserves the right to assess fines 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; *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 III, Section 7 of the Declaration, the Articles of Incorporation, or the Bylaws *the fines 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 fine.* The Association, its manager, or managing agent shall promptly

notify the owner of a Condominium in writing of the assessment of any fine, and such assessment shall be promptly paid by such owner. An owner is liable for all fines for violations of these Rules and Regulations by such owner and by the guests, tenants, and invitees of such owner. An unpaid fine is collectible as an unpaid assessment and is subject to the Association's collection of assessments policy.

NOTE: COMMON AREAS as referred to in the Rules and Regulations includes, but is not limited to, any area at Wolf Lodge that is not within the confines of each individual's unit. Porches and decks are considered Common Areas. With regards to rules such as smoking or noise, if a unit's open windows or open doors impose upon another unit's comfort, then those shall remain closed.

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 a 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.: _____