

Rules & Regulations
The Corinthian Hill Property Owners Association May 15, 2006
As approved by the Board of Directors on February 11, 2006

All owners and non-owner occupants, guests and rental agencies shall comply with these Rules & Regulations.

I. COMMON AREAS

1. Common areas shall not be obstructed. Vehicles must be parked in driveways so as not to block ingress or egress of other owners.
2. Lot and property owners may not obstruct or direct the flow of drainage and run-off water in any manner to redirect it across or onto another property.

II. GENERAL

1. Properties shall be for residential use only.
2. Trash, ashes or other refuse may not be dumped anywhere other than in/at the proper containers and dumpsters. Each property owner shall provide suitable receptacles for the temporary storage and collection of refuse and such receptacles shall be screened from public view and protected from disturbance.
3. No exposed or exterior radio or television transmission or receiving antennas, including satellite dishes shall be erected, placed or maintained on any part of the Properties without the express approval of the Board of Directors.
4. Boats, mobile campers, snowmobiles and related equipment may be stored in any parking space assigned to individual owners for a period of no more than three (3) consecutive days provided that such equipment does not interfere with traffic flow or snow removal and is subject to proper rules & regulations of the association.
5. Clotheslines are permitted but shall be located so they are not visible from the highway adjacent to the properties.
6. Signs: no signs of any type are permitted except for 'For Rent' or 'For Sale' signage referring to and located on the premises for sale or rent. Signs must meet the POA requirements in size, color and standard. Any signs for a complex will comply with applicable State and Local ordinances. For Sale signs are to be removed from the property at the time the sale goes to contract.
7. Fences, wall or hedges are not permitted without the express approval of the Architectural Review Committee
8. Landscaping modification requires detailed landscaping plans with approval by the Architectural Review Committee.

III. PETS

1. House pets may be kept by owners but may not exceed four animals over 4 months old at any one time per household.
2. All owners are responsible for picking up after pets, as well as any common area damage or general disturbance their pets cause.
3. Owners are responsible to know and abide by the Summit County Animal Control regulations.

IV. SNOW REMOVAL

1. Per the Dillon Public Works Director: Driveway markers are acceptable, but should be pvc poles rather than the short metal markers with reflectors. They should be placed on the house side of the cement pan.
2. Residents are asked to instruct their plowing companies to avoid as much as possible placing large amounts of snow in the ten-foot snow easement in back of the cement pan, or to push any snow into or across the street.
3. Residents are responsible to remove snow from street plowing from their driveway entrances.

V. ARCHITECTURAL CONTROL COMMITTEE REVIEW

The Corinthian Hill POA has a specific procedure to obtain approval. The Architectural Control Committee consists of members of the Corinthian Hill POA. The appropriate procedure and requirements must be followed for new construction, landscaping and remodeling or construction updates of all properties within the Corinthian Hill POA. This includes the complexes of Dillon Bay Condominiums and Centennial Townhomes.

Submitted plans will meet the approval criteria, which are stated in the Corinthian Hill Declarations and Covenants. A Request for Exterior Change form and ACC procedures are available from any Board Member, ACC member or the Corinthian Hill POA Management Company.

NEW!!-Corinthian Hill POA Guidelines/Procedures for Tree Pruning/Removal 11/06/2010

CORINTHIAN HILL POA GUIDELINES/PROCEDURES FOR TREE PRUNING/REMOVAL (approved by the Board of Directors – November 6, 2010)

Based on recent recommendations from the ACC, the information received from A Cut Above Forestry and the annual meeting discussion in May 2010, the Board adopts these guidelines as an addition to the Rules and Regulations of May 15, 2006. These guidelines are supplemental to current ACC activities and are intended for residents to participate in the process of view management in Corinthian Hill. The Board is well aware that the view management problem is the result of excellent foliage growth due to summer irrigation and tree care and wants common-sense guidelines to be fair to all residents. Your board has approved these guidelines.

1. Pruning and tree removal guidelines for conifers and deciduous trees are available from Americana and on the Corinthian Hill website. They are to be used as recommendations to homeowners, the ACC, and an arborist (if employed) and will be considered in acting upon requests for tree pruning or removal. These guidelines apply to view management tree pruning or tree removal, as opposed to normal tree pruning such as for general tree health or to remove a dead branch.
2. The importance and value of a view corridor needs to be balanced with the natural beauty of foliage and the importance of trees in moderating temperature and wind damage.
3. Individual property owners should use the aforementioned guidelines, consult and seek agreement with nearby neighbors, and submit requests for tree pruning and/or removal to the ACC for its recommendation to the Board. Multi-residential homes need majority approval by owners before submission to the ACC. Centennial and Dillon Bay owners need the approval of their Boards and the ACC.
4. When a homeowner desires changes in the view corridor because of a tree(s) located on the property of a neighbor or in common areas, collaboration with neighbors, expense arrangements, and approval of the ACC and the Board is particularly important and mandatory. The requestor pays for the cost involved.
5. Unauthorized tree pruning or removal may result in a substantial fine and/or require replacement cost of a similar tree within thirty days of discovery of the violation. Do not undertake your project without receiving all required approvals!
6. A tree management request area has been added to the ACC form for requesting exterior changes and is available (along with the arborist recommendations) from Americana or on the Corinthian Hill website.

VI. CORINTHIAN HILL CLUBHOUSE RULES

All owners, guests and renters must abide by the clubhouse rules to avoid fines and/or deactivation of the clubhouse access card.

1. NO GLASS, FOOD, ALCOHOL OR BREAKABLE CONTAINERS ALLOWED IN THE BUILDING OR AROUND THE POOL.
2. NO SMOKING IN THE BUILDING OR AROUND THE POOL AREA.
3. NO OVERNIGHT PARKING. NO PARKING IS ALLOWED FOR ANY PURPOSE OTHER THAN USE OF THE CLUBHOUSE FACILITIES.
4. Clubhouse hours are 10:00 a.m. to 9:00 p.m. daily. Exception: Memorial Day through Labor Day closing time is 10:00 p.m.
5. No pets are allowed in the building or around the pool.
6. No trespassing. Owners, guests and renters are the only ones allowed to use the facilities. Owners must accompany all guests not residing overnight in Corinthian Hill. Cardholders – do not let other people into the clubhouse who are not accompanying you. Doing so will result in a \$300 fine and 30-day suspension of your card.
7. Appropriate swimwear required (no cut-offs, underwear etc.).
8. An adult must accompany children under the age of 16.
9. People asked to leave for obnoxious behavior, intoxication, rule violation, or any other reason must do so immediately.
10. Hot tub limit is 8 people (maximum 6 adults).
11. No littering. All waste items must be put in waste receptacles inside and outside the building.
12. Groups of 6 or more people using the meeting room for more than 15 minutes must reserve it in advance. To reserve the room, a form must be signed and a \$125 deposit is required (\$100 cleaning deposit and \$25 non-refundable processing charge). The clubhouse cannot be reserved during holiday “blackout” days, or for private parties or exclusive use. Other access cardholders may use the hot tub and pool while the meeting room is reserved.
13. Owners are liable for all damages, theft and fines for rule violations by people using their card. The Metro District Board will determine damage and theft assessments.

Enforcement of Clubhouse Rules & Regulations

The Board of Directors and/or Managing Agent have the authority to enforce against owners for vio Fine schedule for all rule violations:

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| First offense: | Warning |
| Second offense: | \$100 fine |
| Third offense: | \$200 fine |
| Fourth and subsequent offenses: | \$300 fine |

Payment of all fines and damages are due within 30 days of billing. If fines aren't paid within 30 days, the owner's access card will be deactivated until the fine or damage assessment is paid. If the fine or damage assessment isn't paid within 90 days, a lien will be placed on the property. The Corinthian Hill Metro District reserves the right to change these rules and fines from time-to-time. The current rules and fines will always be posted in several places around the clubhouse.

Important: It is the responsibility of the owner to make sure that the clubhouse rules and procedures are communicated to and followed by all guests and renters. The owner is responsible for the payment of any charges, fines and/or damages resulting from the failure to follow the clubhouse rules and procedures, INCLUDING CHARGES, FINES, OR DAMAGES INCURRED BY GUESTS OR RENTERS.

*** These Rules and Regulations do not supercede those imposed specifically by Dillon Bay Condominiums and Centennial Townhomes Associations.**