

Rules of The Summit Owners' Association

These Rules enacted by The Summit Owners Association, Inc. ("Association") apply to all Summit owners, tenants, guests, and invitees. Your complying with these rules is for the benefit of all who are staying at the Summit and is appreciated.

WRISTBANDS: Wristbands must be displayed when entering, leaving, and while on the property. There may be a charge for a replacement wristband. See the Front Desk for details and replacements.

PARKING: Two (2) parking passes are issued for each of the 1 and 2 bedroom units. Each parking pass must be prominently displayed, on each vehicle. Vehicles without the pass displayed may be towed at the vehicle owner's expense in accordance with applicable laws.

TRAILERS and BOATS: All trailers and boats must have a pass or armband displayed on the hitch and each cannot occupy more than one space unless parked on the back row east side lot. The Association is not responsible for any damage or theft. No trailers or boats shall be allowed at the Condominium during the months of March through August.

ELEVATORS: Any person who damages an elevator will be charged for the cost of repair of such damage. Any person who interferes with the operation of an elevator, including jumping in the elevator that causes an overload trip, will be charged the cost of maintenance necessitated by such interference.

PETS: No pets are allowed on Condominium property except that service and emotional support animals are allowed and are subject to applicable laws, including leash laws. Owners of such animals must assure that the animals are taken to the designated area for discharge of waste and must dispose of the animal waste in the container provided for that purpose. Failure to comply with the waste requirement may subject the owner of the animal to a \$20 per incident waste clean up charge. Owners of such animals must register them with the Association, provide proof of required vaccinations, provide any additional information reasonably requested by the Association, and sign a form agreeing to accept any and all responsibility and liability for any injury and/or damage caused by the animal on Association property and to hold harmless and indemnify the Association as to any such injury and damage.

KEGS: Kegs are not allowed on the premises except for Association functions approved by the Board.

BEHAVIOR/NUISANCES: Any practice or behavior that is immoral, offensive, or an interference with the proper use of the property by residents is prohibited.

ILLEGAL CONDUCT: Illegal conduct is not permitted on the property, and suspected illegal conduct may be reported to law enforcement officials.

QUIET TIME: The hours for quiet time are 11:00 PM to 7:00 AM. Your compliance is important to assure a pleasant stay for other owners, tenants, and guests.

CONTRACTORS PERFORMING WORK IN UNITS: Contractors may perform work inside units between the hours of 8am and 5pm Monday - Saturday. No Sunday or Holiday work is allowed, except for emergencies. Contractors should inform association of work being performed and should be licensed and insured, if required by law, for the type of work they are performing.

ALTERATIONS AND MODIFICATIONS TO UNITS: Any alteration or modification of a unit by an owner must be in accordance with the provisions of the Declaration and must be approved in advance by the Board of Directors or its designee. Individual owners may not make any alterations or modifications to limited common elements and common areas.

SMOKING: Smoking is not permitted in any interior common area of the Summit.

BALCONIES AND WALKWAYS: No sitting, climbing or pushing against balcony or walkway railings. No throwing or dropping of any item of any kind, including cigarettes, from balconies or walkways. No placing on the railings towels or other items of any kind. Grills are not permitted on the property except for the grills provided by the Association in designated areas.

SWIMMING POOLS, HOT TUBS, EXERCISE ROOM AND SAUNA: The hours for use are 8:00 AM to 11:00 PM. Rules for use are posted in these areas, and are incorporated in, and made part of, these Rules. Items left unattended in Summit common areas may be removed by Association staff each day, as appropriate. Chairs in the pool area may not be reserved. For use of the swimming pools, children under the age of six must be accompanied by an adult. For the use of hot tubs, exercise room, and sauna, all persons under the age of 16 must be accompanied by an adult.

RECREATIONAL EQUIPMENT: Bicycles, scooters, mopeds, and licensed golf carts that are owned by owners, tenants, guests, or Summit employees or contract workers are permitted to enter, exit, and park on Association property in designated areas, provided that they are registered with the Association and display parking passes/stickers. Skates, rollerblades, hover boards, drones, and other recreational equipment are not permitted.

FIREWORKS: Fireworks are prohibited on the Condominium property.

LIABILITY: The Association is not liable for any losses of, or damage to, any personal property of owners, tenants, guests, or invitees. Please lock your doors (unit and vehicle) and do not leave valuables in your vehicle.

VIOLATIONS OF RULES AND DAMAGE TO ASSOCIATION PROPERTY: Violations of the Association Declaration or Rules and/or damage to Association property by an owner, tenant, guest, or invitee may result in (a) a charge for damages to the person who caused the damage, and, if that person is a tenant, guest, or invitee of an owner, joint and several liability of both that person and the owner, (b) a fine against the owner, and/or (c) a report to law enforcement officials.

Adopted by the SOA Board of Directors December 2, 2017, effective January 1, 2018.