



Rules & Regulations For Owners

1. **Membership:** All owners are automatically members of the Homeowners Association.
2. **Use of Amenities:** Only owners and guests are entitled to use the amenities, including the recreational facilities.
3. **Reservations:** All owners or their designee must make a reservation by contacting Beaver Run Owner Reservations (Owners@Beaverrun.com or 800-525-2253 option 2). All owners and the guests must check in and out at the Beaver Run Front Desk.
4. **Parking:** Owners may park an automobile or motorcycle in any available parking garage or lot including the Owners' Parking on the G-5 level. Legal parking options vary by season. It is the responsibility of each owner to know which locations are viable options during his/her stay.
5. **No Commercial Use:** Condominium units are to be used for residential use only—no commercial use is allowed.
6. **Nuisance:** Activities, which are illegal or cause an annoyance or a nuisance to neighbors, are not permitted.
7. **Pets:** Owners may designate their unit as dog friendly and will receive 50% of the pet fee as additional income which is not included in your net revenue but listed as a positive expense on the owner statement. If the unit is not designated as dog friendly, Owners, not guests of owners or rental guests, may have dogs, cats, or other household pets in their units. Owners are responsible to clean up after pets. Animals must be on leashes when outside the unit. Pets constituting a nuisance may be evicted.
8. **Barbeque Pits:** Barbequing is only allowed in designated areas such as Building 4 pool deck. No barbequing is allowed on any unit deck.
9. **Beaver Run Rental Program Owners' Reservations:** Owner's and guests have the right to reserve their unit(s) when it has not been reserved or otherwise committed for rental. Reservation forms are sent during the spring and fall for summer and winter reservations. Reservations are guaranteed outside 120 days for winter and 90 days for summer and may be reserved on a space available basis at any other time.
10. **Exterior of Building:** The HOA Board of Directors and the Town of Breckenridge must approve any exterior changes to the units.
11. **Owner's Responsibility:** In addition to maintaining the interior of his/her unit, each owner is responsible for maintenance of the following items: patio or balcony doors, interior surfaces of balcony which are appurtenant to unit, replacement of windows.
12. **Voting Rights:** Each condominium is entitled to one vote on matters brought before the Annual HOA meeting.
13. **Housekeeping for Owners:** Owners in the Rental Program, who occupy their own unit, are responsible for any applicable housekeeping fees.

Modified April 2015