



Rules & Regulations For Owners

1. **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 their guests must check in and out at the Beaver Run Front Desk.
2. **Parking:** Owners may park a vehicle or motorcycle, in any available parking garage or lot including the Owners' Parking on the G-5 level. Motor homes and trailers are excluded. One vehicle per bedroom owned is permitted. Legal parking options vary by season. It is the responsibility of each owner to know which locations are viable options during his/her stay. Owners may not store vehicles on property.
3. **Nuisance:** Activities, which are illegal or cause an annoyance or a nuisance to neighbors, are not permitted. Actions which disturb others may be subject to involvement by Beaver Run Security or law enforcement, whose decision is final.
4. **Pets:** Owners may designate their unit as dog friendly for rental program guests. If the unit is not designated as dog friendly, only Owners 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 are not allowed in the conference center, restaurants, pools and hot tub areas, service animals excepted. Pets constituting a nuisance may be evicted.
5. **Barbeque Pits:** Barbequing is only allowed in designated areas. No barbequing is allowed on any unit deck.
6. **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.
7. **Noise:** Quiet hours are from 10 p.m. to 8 a.m. Moderation at other times is requested.
8. **Smoke Free Resort:** Smoking is prohibited on the Property common elements, including but not limited to, the patios, balconies, hallways, elevators, recreational facilities, conference center, garages, and stairwells. Rental program Guests and Unit occupants are also prohibited from smoking within the unit. Owners may only smoke within their unit as long as the smoke does not emanate to the common elements or other individual units. Smoking is permitted in the exterior designated smoking areas located outside the building entrances, as may be changed from time to time, in the sole discretion of the management company. For the purpose of this section, "smoking" shall include the use of tobacco products, marijuana, electronic cigarettes, vaporizers and other alternative nicotine products. Smoking marijuana is also prohibited in the exterior designated smoking areas.

9. ***Rental Owners Not Using the Beaver Run Rental Program:***
- a. The Association will assess Owners who rent their unit on their own or through a third party (i.e., not through the Beaver Run Rental Program) a fee per occupied room night as determined by the Board of Directors. The fee to be charged shall be imposed by the Management Company and may be recalculated annually based on the operating budget.
 - b. Beaver Run Reservations must be provided the name and dates of stay of each renter. The information will be entered into the Property's computer system for guest check-in and check-out and will be included on reports of house occupancy in the event of an emergency.