

## LAKE HAUS CONDOMINIUMS

August 2016

To: Lake Haus homeowners

From: The Board of Directors and Management

Subject: Guidelines for Lease or Short Term Rental Agreements

### Occupancy

Summit County planning rules for maximum occupancy specify one person per 300 square feet. Lake Haus condo square footages are: one bedroom units, 625, two bedroom units, 1175.

### Rules of Conduct

The association rules are posted on the inside of each entry door. We require that you advise prospective renters of these rules and add these rules to your lease or rental agreement. The on-site managers will email you a copy for your use or you may pick one up- with proper notification- at the office located at D12. Our quiet hours are 10 p.m. to 7 a.m. Therefore if possible, limit check-in or check-out during this time period.

### Pets

Renters are not allowed to have pets. Visiting pets are not allowed.

### Vehicles

There is only one reserved parking place per condo. Only two vehicles are allowed per condo. No maintenance or mechanical work is to be performed on Lake Haus property. Be sure to read all the rules pertaining to snowmobiles, boats, canoes, kayaks, motorcycles, trailers, RVs, etc.

### Smoking

No smoking in any condo. This includes the patio, deck and front entrance areas. Do not throw cigarette butts from upper decks or on the ground around patios / parking lot.

### Insurance

Homeowners should be properly insured for either long-term or short-term rentals. The HOA insurance coverage does not extend into individual units. If there is any damage to common areas, which is caused by your unit, you are responsible for the \$20,000.00 property insurance deductible.

### Property Management

Be advised that the Lake Haus managers are not short-term rental managers. Homeowners must be prepared to handle guest issues themselves (i.e., lock-outs, maintenance issues, etc) or hire a local manager to do so on their behalf.