

NOTICE TO OCCUPANT

SUMMARY OF RULES AND REGULATIONS FOR RENTERS AND NON-OWNER OCCUPANTS FOR ALPINE MEADOWS SUBDIVISION

- No noxious or offensive activities shall be conducted nor shall anything be done or caused to be done that shall become an unreasonable annoyance or nuisance to an owner or resident of another property.
- No dogs allowed except for dogs owned by "First Family relations" (defined as Owner's parents or grandparents, Member's children and their children, and Member's siblings and their children) who are renting or using the home in the absence of the Owner. However, whenever a dog is let outside, it must be under direct and constant supervision by the dog's owner or a responsible adult, and cannot roam free on to other Owner's lots. If one's dog cannot be so contained, then it must be placed under leash when outside.
- No speeding on streets.
- No use of drones.
- No parties at Nicholson Lake.
- Renters shall abide by all rules that pertain to Nicholson Lake.
- No intrusive noise at any time; no noxious or offensive activities are permitted at any time.
- No intrusive light at night.
- The hours between 10PM and 7AM, seven days a week are considered quiet hours, during which noise shall be minimized in order that it not be an annoyance or nuisance to neighbors. Noise includes but is not limited to outdoor music, late-night partying, and amplified or motorized sounds.
- Property must be kept clean; no trash on property is permitted at any time; renters shall observe trash pickup dates and place trash in bear-proof containers on the street the morning of (and not before) the trash pick-up date.
- No unsightliness shall be permitted on any site. This includes no hanging of clothes or fabrics; No signs unless approved by the Board of Directors; No temporary structures including trailers or tents.
- No camping allowed in the Subdivision.
- Property may not be used as a commercial/business establishment at any time.
- No parking on the street is allowed. Vehicles must be parked in the driveway and only two renter vehicles other than those owned by the Owner may be visible from street. Renters may have no more than three vehicles (other than those of the Owner) during any period of rental allowed on the property. This may consist of three standard passenger vehicles (i.e., cars or SUVs) or two such passenger vehicles and an Alternative Vehicle. Only one Alternative Vehicle (such as an RV, camper, 5th wheel camper, boat, trailer (carrying no more than two snowmobiles or off-road vehicles for recreation) or other such Alternate Vehicle) may be allowed. Such Alternate Vehicle may be visibly kept on the rental property for only 14 days. Thereafter, they must be stored out of site (moved off the property or garaged).
- Vehicles parked in violation of the above may be towed by the Association at owner's expense.
- No activities shall be conducted on any property which are or might be unsafe or hazardous to any person or property. This includes no discharging of firearms and no open fires except in built-for-purpose fire-pits which must be attended at all times and completely extinguished after use.
- No trespassing on other Members' properties.
- Be respectful to neighbors at all times.