

RULES AND REGULATIONS  
OF  
SEASONS ON MOUNT SNOW CONDOMINIUM

1. The grassy areas and walkways in front of the buildings and entranceways to the Units shall not be obstructed or used for any purpose other than ingress and egress.
2. No article shall be hung or shaken from the doors or windows or placed upon the window sills of the Units.
3. No bicycles, scooters, baby carriages, or similar vehicles or toys, or other personal articles shall be allowed to stand in any of the Common Area. No stationary objects, including but not limited to benches and tables may be placed in the Common Area without the written consent of the Board of Directors.
4. No Owner shall make or permit any noise that will disturb or annoy the occupants of any of the Units in the Project or do or permit anything to be done which will interfere with the rights, comfort or convenience of other Owners.
5. Each Owner shall keep his Unit in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors or windows thereof, any dirt or other substance.
6. No shades, awnings, window guards, ventilators, fans or air conditioning devices shall be used in or about any buildings except such as shall have been approved by the Board of Directors.
7. All garbage and refuse from the Units shall be deposited with care in garbage containers intended for such purpose only at such times and in such manner as the Board of Directors may direct. All fireplace ashes shall be deposited in containers marked for that use; ashes shall not be placed in common garbage containers.
8. Bathroom facilities and other water apparatus in any buildings shall not be used for any purpose other than those for which they were constructed nor shall any sweepings, rubbish, rags, paper, ashes or any other article be thrown in the same. Any damage resulting from misuse of any bathroom facility or other apparatus shall be paid for by the Owner in whose Units it shall have been caused.
9. No Owner shall send any employee of the property manager out of the Project on any private business of the Owner.
10. With the exception of pets belonging to Unit Owners, no bird or animal shall be kept or harbored in the Project unless the same in each instance be expressly permitted in writing by the Board of Directors. This privilege is not extended to renters without express permission of the Board of Directors, which may be appropriate in cases of seasonal rentals. In no event shall dogs be permitted in any of the public portions of the Project unless carried or on a leash. Pet owners are responsible for any damage caused by their animals, this includes picking up and properly disposing of any fecal matter deposited by an animal in the Seasons Common Area or Limited Common Areas. Owners violating this rule will be notified in

writing by management. Repeated violations will result in suspension of a Unit Owners' privilege of keeping pets at Seasons as well as fines for damage to the common area. The Owner shall indemnify the COA and the Board of Directors and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal in the Project.

11. SportsCenter Usage. The spouse of a Unit Owner, whether or not he/she is a co-owner named on the unit deed, shall have free use of the SportsCenter and related facilities, as shall the dependent children of such owner and spouse. Additionally, an unmarried unit owner may name one adult individual who will have free use of the Common area, including the SportsCenter and related facilities, to the same extent as though he/she were the spouse of said unit owner. In order to avail him- or herself of this special privilege, such an unmarried Unit Owner must register the named individual and any dependent children of said individual, whom he or she wishes to have the benefit of free use of the SportsCenter and related amenities, with the Board of Directors or its agent. The owner may remove the special designation and its related privileges at any time. The owner may change the name of his or her designee no more than once every twelve months. (Incorporated herein by reference are both the "Seasons on Mount Snow SportsCenter Rules," which are posted in the SportsCenter and copies of which are available from the SportsCenter Director, and the "Agreement Governing Use of the SportsCenter at Seasons on Mount Snow," which must be signed by every owner in order for the Unit Owner to use the facilities known collectively as the SportsCenter at Seasons on Mt. Snow, including the related outdoor amenities, i.e. the outdoor pool, paddle-tennis court and tennis courts.)
12. Nothing shall be altered or constructed in or removed from the Common Area, except upon the written consent of the Board of Directors.
13. All radio, television, or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements, or recommendations of the Board of Fire Underwriters and the public authorities having jurisdiction, and the Owner alone shall be liable for any damage or injury caused by any radio, television, or other electrical equipment in such Unit.
14. The agents of the Board of Directors or the manager, and any contractor or workman authorized by the Board of Directors or the manager, may enter any room or Unit in the buildings at any reasonable hour of the day after notification (except in case of emergency) for the purpose of inspecting such Unit for the presence of any vermin, insects, or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects, or other pests.
15. The Board of Directors, or its designated agent, may retain a pass key to each Unit. No Unit Owner shall alter any lock or install a new lock or a knocker on any door of a Unit without the written consent of the Board of Directors. In such case consent is given, the Owner shall provide the Board of Directors, or its agent, with an additional key pursuant to its right of access to the Unit.
16. All persons will obey the posted parking regulations. With the exception of emergency vehicles and vehicles of contractors providing goods and services to the Seasons on Mount Snow Condominium Owners Association, Inc., under the direction of the Board of Directors

or its agents, or to individual unit owners, with permission of the Board of Directors or its agents, vehicles parked in any part of the Common Area may be no larger than nineteen feet long, seven feet wide and six feet high. \* Additionally, any vehicle may have attached to its roof a standard luggage or ski carrier which does not unreasonably interfere with the line of sight of units in front of which the vehicle is parked. Mobile homes, also known as recreational vehicles (RV's) and snowmobile trailers may not be parked in any part of the Common Area under any circumstances. (\* Approximately the size of a 1996 GM Suburban.)

17. All damage to the Common Area or Limited Common Area caused by the moving or carrying of any article therein shall be paid by the Owner responsible for the presence of such article.
18. Water shall not be left running any unreasonable or unnecessary length of time.
19. No Owner shall use or permit to be brought into the Project any inflammable oils or fluids such as gasoline, propane, kerosene, naphtha, or benzene, or other explosives or articles deemed extra hazardous to life, limb, or property, without in each case obtaining written consent of the Board of Directors.
20. The Owners shall not be allowed to put their names on any entry of the Project, except in the proper places provided for such purpose.
21. The Owners shall close all windows while their Units are unattended to avoid possible damage from storm, rain, freezing or other elements.
22. Draperies or curtains must be maintained by each Unit Owner in all windows at all times. Blinds may be installed or used in all units. The material of the portion of such draperies, blinds, or curtains visible from the exterior shall be of similar style and color to the original installed draperies or curtains.
23. Complaints regarding the management of the Units and ground or regarding actions of other Owners shall be made in writing to the Board of Directors.
24. Any consent or approval given under these Rules and Regulations by the Board of Directors shall be revocable at any time.
25. These Rules and Regulations may be amended at any time by the Board of Directors.

Rules and Regulations Seasons on Mount Snow Condominium, ver. 2/96

The Board welcomes comments, pro and con, about the Rules and Regulations. Promulgating Rules and Regulations is a Board function, under the Bylaws of the COA. Though that means new rules and any changes in existing rules must be made by the Board, the input of other owners is always welcome. [Click here on Board to view contact information.](#)