

EDELWEISS HAUS HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS
1482 EMPIRE AVE. (P.O. BOX 495)
PARK CITY UTAH 84060

SWIMMING POOL AND HOT TUB

1. The pool and spa are for the exclusive use of owners, guests and tenants who are staying at the property. Group pool parties are not allowed.
2. Children 12 and under must be accompanied by an adult.
3. Glass is not allowed in or around the pool and spa area at any time.
4. Pool Hours:
 - a. Summer - 10 am to 10 pm daily. Open from Memorial Day to September 30.
 - b. Winter - 4 pm to 10 pm daily, weather conditions permitting. Pool may not open if temperature is below 0 degrees Fahrenheit. Pool will open on opening day to the closing day of Park City Mt. Resort.

PARKING, BIKES, SKATEBOARDS

1. Parking is by permit only. Permits may be obtained at the All Seasons Resort Lodging office located at 1794 Olympic Parkway, Suite 200, Park City, UT 84098. Permits must be hung from the rearview mirror with the information clearly visible from the vehicle exterior. Valid permits include the unit # and expiration date. Permits may not be altered in any way. Altered permits will be considered invalid. Vehicles without a valid permit will be towed at the owner's expense.
2. Each unit is allowed to park up to 2 vehicles at the property. Only **one (1)** vehicle per/property can be parked in the garage on a first come/first served basis. The second vehicle must be parked in the exterior parking lots on Empire or Woodside Avenue. **All** vehicles parked at the property, whether in the garage or in the outside lots, must display a valid parking permit with the unit # and an expiration date clearly visible on the permit.
3. Parking at Edelweiss Haus is for owners, guests and tenants to use while they are staying at the property. Owners are not allowed to store a vehicle at the property.
4. No repair or maintenance of vehicles is allowed in the parking areas at any time.
5. Vehicles parked on the outside lots during the winter months should be moved periodically to help facilitate snow removal.
6. Vehicles parked at the property must have a current registration, be operational and legally licensed.
7. No skateboarding, rollerblades, roller skating or riding bikes is allowed on the property.

BALCONIES AND COMMON AREAS

1. No barbecues of any type are allowed on the balconies including gas or charcoal grills.
2. All balconies are to be kept free of any obstruction that might interfere with normal movement up and down the stairs.

3. Nothing shall be displayed, hung or placed on windows, balconies or on the outside walls or doors of units that detracts from the general character of the Property and no signage, (including but not limited to, "for sale" or "for lease" signs) lock boxes, awning, canopy, shutter, AC unit, radio or television antenna or satellite dish shall be affixed or placed upon the exterior windows, walls or doors, roofs or any part of a unit.
4. No awnings or enclosures shall be permitted on unit decks.
5. No personal property shall be permitted on the unit decks, including towels, with the exception of patio furniture.

PETS

1. No Pets are allowed at Edelweiss Haus. It is the responsibility of the owner to notify their guests and tenants that pets are not allowed. All visitors must be advised of this rule.
2. A fine will be imposed for violation of this rule and will increase each time this rule is violated.
3. Service animals that comply with ADA requirements are allowed as long as the owner and/or their guest submit a written request and provide approved documentation prior to arrival. Forms may be obtained from the property management company. Service Animals are required to be on a leash at all times.

TRASH

1. All trash is to be placed in the dumpster located on Woodside Avenue.
2. No trash is to be left outside on the walkways, balconies, porches, decks, or in the hallways.
3. Common area trash receptacles (e.g., in the pool or barbecue areas) are not to be used for regular household garbage.

QUIET HOURS

1. Quiet hours are enforced from **10 pm to 8 am** each day. Please be considerate of your neighbors and be advised that unruly behavior will not be tolerated at any time.
2. Residents and managers are authorized to contact the Park City police to address any violation of the quiet hours rule.

FINES

1. A warning to the property owner will be issued for the first offense w/24 hours to cure.
2. A fine of \$100 will be issued for the second offense and a fine of \$200 for the third offense and each offense thereafter. Fines will be assessed to the property owner on their next HOA statement.

CONFERENCE ROOM RENTAL

1. Owner rental rates are \$50 per day plus a \$200 cleaning fee that is refundable after inspection by housekeeping.

2. Nightly rental guests will pay \$100 per day plus a \$200 cleaning fee that may be refundable after inspection by housekeeping.
3. Fee does not include setup or rental of AV Equipment or tables and chairs.

MAXIMUM OCCUPANCY

1. Occupancy of any unit is limited to two (2) individuals per bedroom. The Management Committee will consider a Conditional Occupancy Variance upon written request from the unit owner. The maximum occupancy that may be requested under a Conditional Occupancy Variance is as follows:
 - a. Six (6) individuals in a two bedroom unit
 - b. Four (4) individuals in a one bedroom unit
 - c. Two (2) individuals in a hotel/lock-off type unit

ARCHITECTURAL CHANGES

1. The Board of Directors must approve any proposed modification of any part of the exterior of any unit. This includes any changes to exterior walls, windows or patios.
2. An "Architectural Change" request must be submitted by the owner to the Board of Directors prior to getting a Park City building permit and before the change is made. Submission of the "Architectural Change" request by the owner does not guarantee that the change will be approved.
3. Any unit undergoing any construction work must do so within the interior confines of that unit. No construction machinery or materials may be stored, nor construction labor performed on the unit's balcony, in the common area hallways or on the common area ground. Construction work may not begin before 8:00 am and must be finished by 5:00 pm and construction is not allowed during the ski season, i.e. opening to closing day at Park City Mountain Resort.
4. To ensure a uniform attractive external appearance to the property, all window treatments must show an exterior (i.e. the side facing outward) color that is either white or off-white. (If other colors are used, they must be backed with a white or off-white lining so that it shows to the outside rather than the colored or decorative side).
5. Window treatments must be maintained in good condition.

SMOKING

1. Edelweiss Haus is a **NO SMOKING** property.

AIR CONDITIONER POLICY

1. Permanently installed air conditioners are not permitted. Portable air conditioners that meet the following criteria are permitted between June 1 and September 30.
 - a. Single hose air conditioners only. Double hose units are not permitted.
 - b. Vents to the outside through a temporarily installed window vent panel. Proper installation/removal of the panel is the responsibility of the unit owner.

- c. Window panel must be white/off white color
- d. Window panel installation is permitted June 1-September 30, only
- e. Maximum number of vented air conditioners per unit is 2

Revised February 2022