

North Star Board: John Howe President, Allison Branson Vice President, Frank Eades Secretary, Terry Pilon Treasurer, Dave Doemland, Debbie McIntyre, Scott Strand,

North Star Design and Review Committee: Allison Branson, Scott Strand, Debbie McIntyre and Chris Kelly (all changes to the exterior of your unit must be approved by this committee)

Manager: Tami Huntsman 728-1092

North Star Rules Passed by Board on July 17, 2008

Violations of these rules shall be subject to a minimum \$25 fine for each first violation unless otherwise noted. Repeated violations shall be subject to higher fines and actions as determined by the board. Fines shall be levied against the unit owners. The amount to which fines will be levied, will be decided by the Board of Directors from time to time, but is presently set at a minimum of \$25.00 for a first offence. The board, manager or any owner may file a complaint with Secretary of the Association alleging a rules violation. This notice may also be placed on the door of the alleged rules violator.

Parking and Driveways

1. Parents are responsible for ensuring that their children are made aware of the dangers relating to the use of driveways and must take responsibility for their children's safety.
2. Parking on the circular driveway is off-limits. Loading/unloading is allowed for short periods.
3. Only licensed drivers may operate and drive engine powered vehicles on the common areas of North Star Condominiums.
4. The speed limit is restricted to 5 miles per hour.
5. Pedestrians will frequently cross the driveway and have the right of way. Motorists are reminded always to drive with caution.
6. Bicycles have preference over motor vehicles in the use of the North Star roads. Cyclists must adhere to all the rules of the road, as well as these rules, regarding road usage.
7. The Board and managers have the authority to stop and fine motorists who disregard the rules of the road contained herein.

Business Rights

1. If any of the following bullet points apply to your home based business, the unit owner must apply to the HOA in writing for approval to operate the business.
 - Will the business cause an influx of vehicles into the complex?
 - Will it generate excessive noise?
 - Will it have a negative impact on neighbors?
 - Does it have the potential to attract criminal elements into North Star?
 - Will it fit in with the general character of the community?
 - Will it enhance or reduce the desirability of the community for prospective investors?
 - What will the effect of the business be on the general value of units in the community?
 - How do the direct neighbors of the applicant feel about the intended business?
 - Will adequate parking be made available, so as to prevent off limit parking?
2. All home office business operations must adhere to the criteria and conditions as specified by the HOA and to local government restrictions and business permit requirements
3. The Board's decision is final.

Pets

Don't let your pet be a bone of contention between you and your neighbors.

1. The HOA governing documents relating to pets will be strictly enforced.
2. Residents may not keep more than two dogs and two cats on their property without the written permission of the HOA.
3. Poultry, pigeons, aviaries, wild animals or livestock may not be kept in the community.
4. Pet owners are responsible for immediately picking up and disposing of their pets bodily waste matter in a trash container. Violations may result in a fine to the unit owners.
5. We will enforce Mountain Village's requirement that every pet must wear a collar with a tag indicating the name, address, and telephone number of its owner. Dogs must be on a leash or under voice command within 100 feet when in common areas. Dogs are not allowed on the center island. The association will report Town of Mountain Village code violations concerning pets to law enforcement for further action. Roaming dogs will be removed immediately, without notice to the owner and be handed to the Mountain Village Police department. Violations of this rule shall be subject to a \$25 fine from the association for the first offence, \$50 for the second offence and \$100 for each offence thereafter.
7. The HOA reserves the right to request the owner to remove his/her pet should it become a nuisance to the community.
8. The unit owner will be responsible for any damage or injury caused to property/persons/other animals within the community by any pet present at the unit.

ENSURING A PLEASING STREETScape

The collective pride of the community is dependant upon the contribution of every owner to create a neat and pleasing streetscape.

1. Within the common area, no trees, plants or lawn may be damaged, removed or planted without the permission of the manager(s).
2. Changes to outdoor lights must be approved by the North Star Design Review Board.
3. Holiday lighting does not need advance approval by the Board. Such holiday lighting shall be displayed for no more than 60 days then removed thereafter. The board reserves the right to require the owner to remove or control decorations.
4. Please help keep the trash enclosure clean. All of your trash must be placed in the dumpsters including furniture, appliances and electronics. No toxic, hazardous or building materials shall be placed in the trash enclosure or dumpster. Children using the trash enclosure must be physically able to deposit materials in the dumpster.
5. Garage doors shall be completely closed at all times except when entering or exiting or when performing temporary repairs or other activities of short duration.
6. General common elements shall remain clear of personal items except during activities of short durations.
7. The only personal items allowed on limited common elements (porches, decks, and sidewalks) are lawn furniture, BBQ grills, flower pots, ornamentation, holiday decorations and seasonal ski equipment within reason.

TENANTS, VISITORS, CONTRACTORS AND EMPLOYEES

1. The owner is responsible for providing a copy of these Rules to his/her lessee.
2. The occupants of any property within the community are liable for the conduct of their visitors, contractors and employees, and must ensure that such parties adhere to the Rules.
3. All owners must ensure that contractors in their employ have signed the Contractor's Code of Conduct prior to commencement of work, and that they adhere to the stipulations of the contract at all time. The Contractor's Code of Conduct can be found at the end of this document.

4. Property may be let or utilized for the purpose of a home or home office.
5. Where tenants continuously breach the rules of the Association, the owners can be requested to terminate the lease agreement and or be held liable for the maximum fine allowed under the HOA rules. This clause must be written into the lease agreement.
6. The Lessee acknowledges that, upon occupation of the leased premises, he and his family, his visitors and employees shall adhere to all rules and regulations as contained in this and all association governing documents.

FINES

Message from the Directors:

“It is our hope, it will never be necessary to issue any fines”

1. The HOA has the right to introduce and enforce payment of fines against violators of any of the rules and regulations contained in this document or its amendments.
2. All rules not adhered to, whether indicated as carrying a fine or not, may be subject to a fine.
3. Persistent violations of rules and regulations may result in higher fines or legal action being taken by the Board.
4. The complex Manager(s) may impose any fine referred to in these rules and regulations and may delegate such authority to any employee of the HOA with the written permission of the Board of Directors.
5. The Home Owners Association shall be entitled to recover all legal and other costs incurred.
6. The administration of the Association is solely the responsibility of the elected Board of Directors. They may decide to delegate some or all of the managerial powers to the Association Manager or any other appointed Agent.

NOTICES, DECISIONS AND APPEALS

1. No resident/owner may refuse receipt and/or delivery of any notices in terms of the rules and regulations. Refusal will result in the placement of the notice in the normal fashion, by attachment to the front door of the unit. Such services will be sufficient services of notices.
2. The decision of the Board of Directors is final and no further appeal is allowed thereafter.

Contractor’s, Repairer’s and Home Builder’s Code of Conduct

Certain rules relating to building contractor and / or activity in the community have been adopted by the North Star Condominium Board of Directors, which is the legal representative of residents and property owners at North Star. Notification to the Association shall only be required when the cost exceeds \$5000.00 or the length of work exceeds 5 working days.

The primary intention of these rules is to ensure that all building activity at North Star is conducted with the minimum of inconvenience and disruption to residents.

In the event of any questions in this respect, residents and/or their contractors are most welcome to contact the Board appointed association manager.

LEGAL STATUS

The rules and regulations governing building activity as set out in this document are binding on all residents, their contractors and sub-contractors.

Furthermore, all residents are obliged to ensure that their building contractors and sub-contractors are made aware of these rules and that they are strictly complied with.

Residents are accordingly required to include these rules in their entirety in any building contracts

concluded in respect of any property on the Association. Such contracts may be required to be submitted to the HOA for prior approval.

The HOA has the right to suspend any building activity in contravention of any of the conditions and does not accept any losses sustained by a resident or contractor or sub-contractor as a result thereof, or any claims for damages of whatsoever nature.

1. The Main-Contractor/Owner Builder shall provide facilities for rubbish disposal and ensure that the workers use the facility provided. The manager must approve where such waste facilities are to be located. Rubbish and rubble shall be removed weekly and not burnt or disposed of on the Association grounds. No rubble dumping on common areas or pavement.
2. The contract site is to be kept clean and properly screened as prescribed. If the contractor fails to keep the site clean and tidy, such a contractor may be prohibited from entering the community until such a time that the site is properly cleaned.
3. Materials off-loaded by a supplier, which encroaches onto the sidewalk or roadway, must be moved onto the site by the Contractor/Owner Builder. Material and/or rubble must not be allowed to remain on the roadway or sidewalks and it is the Contractors and Owners responsibility to clear these areas of all such materials and/or rubble. The same applies to sand or rubble washed or moved onto the road during building operations.
4. Fines can be levied by the HOA for Contractors/Owner Builder and Delivery vehicles, which spill material en-route, damage roadways, curbs, plants, sidewalks and association property, and generally create nuisance within the association and/or not adhere to any of the rules as prescribed by the HOA.
5. Should the HOA have any reservations with regard to the conduct of the Contractor / Owner Builder and/or sub-contractor, the HOA reserves the right to suspend all building activity until such conduct is rectified, which it may do at any time and without notice, and free of recourse from the owners and/or contractor.
6. This document must be fully understood and accepted by the Contractor/Owner and /or any sub-contractor and they must undertake to comply with these rules, in addition to any further rules and regulations, which may be introduced by the HOA from time to time. The HOA will have the right to introduce and enforce payment of fines against homeowners, their contractors and/or sub-contractors with respect to any contravention of the any of the rules and regulations contained in this document or its annexure or amendments. All prescriptions not adhered to, whether indicated as carrying a fine or not, will be subject to a fine of at least \$150.00.
7. The home owners are finally responsible to the HOA to pay the Contractors fines on their behalf. These fines have to be paid together with the next scheduled monthly dues. It is up to the Owner to recoup these amounts from the contractor. If these fines are not paid in a timely manner, the HOA has the right to refuse the contractor and his workers entry to the community.
8. All contractors shall be obliged to sign the Standard Code of Conduct applicable to the association. This signed copy has to be handed to the association manager or an HOA board member.

Rules adopted July 17, 2008 by the North Star HOA Board of Directors