

Trails End Condominiums Building Access System

Trails End Condominiums uses a controlled access system at the front and back building entry doors. Small electronically coded key fobs will open the front and back doors when placed in close proximity to readers placed at each building entry. These fobs are approximately 1 7/8" x 7/8" and can easily be added to a key ring.

In addition a telephone-entry box is located at each door, allowing a person without a fob to call a unit, their management company or the answering service, all of whom can open the door through their fixed phone line by pressing "9" during the call. This system does not work when a cell phone is called. A directory of appropriate phone numbers for units, rental management companies, etc. is posted at each door. Details on the system operation have been provided to each management company.

Trails End Fob Control and Issuance policies:

1. All fobs will be associated with and are the property of the individual Trails End Condominium Unit Owner to which they are assigned.
2. Each unit may have a maximum of 20 active fobs in the system.
3. Requests for additional Fobs must be in writing via postal mail, fax or email to the Association and shall include instructions on to whom to provide the Fobs. Fobs are \$20 each. Fob orders may take five business days to fill. Please plan accordingly.
4. Payment for Fobs can be made by Homeowners or their rental management companies. Rental Management companies are allowed to order Fobs for Trails End Units in their rental inventory. Fobs ordered under this policy by management companies must be paid for at pick up and are the property of the individual Trails End Unit Owner to which they are assigned. Management Companies are requested to track Fobs with the proper Unit number.
5. Once Fobs are issued the Association has no control over their use and handling, therefore damaged, destroyed, non-functioning and lost Fobs will not be replaced by the Trails End Association. Requests to delete Fobs from the system are required in writing.
6. Fobs found to be in the possession of any party other than the appropriate Owner or their current management company will be confiscated and returned to the proper Unit Owner or removed from the access system.
7. Upon the sale or transfer of managing agent of a Trails End Condominium all fobs, unit keys, garage keys & remotes and Upper Village Pool cards should be turned over to the new Owner. Any fobs not relinquished to the new Owners will be deleted from the access system.
8. An appointment with the Trails End Property Manager is necessary to verify fob function and Ownership.

Upper Village Pool Key Cards

Trails End Condominiums is a member of the Upper Village HomeOwners Association which owns and maintains the Upper Village Pool and walkways throughout the Upper Village area. Trails End Owners should be aware of the Upper Village Pool Rules and Regulations shown below. Specific attention should be directed to the Pool Key Cards ordering and control section. Trails End requires orders for new or replacement Pool Key Cards be submitted in writing.



1106238

Kathleen Neel - Summit County Recorder

Upper Village HOA

Rules and Regulations for Pool Facility

Approved March 4, 2016

I. General

- A. The pool is for the enjoyment of Individual Homeowner and their in-residence guests.
- B. The "Owner" will be used to reference the member Associations of the UVHOA and lot owners or their agent in the case of Great Divide Lodge, Valdoro Mountain Lodge, and Wedgewood Lodge.
- C. In-residence guests include the Individual Homeowner's family, friends, or rental tenants that are residing in the Individual Homeowner's unit at time of pool use.
- D. Individual Homeowners are encouraged to limit pool use to in-residence guests. However, from time to time, Individual Homeowners may invite up to four other guests provided these guests are accompanied by the Homeowner or an in-residence guest.
- E. Individual Homeowners or their agents are not to give pool access cards to individuals that are not in-residence guests.
- F. The pool management has the right to question - and at their discretion deny use to individuals that are taking advantage of guest privileges.
- G. The pool areas are under 24 hour video surveillance. Any owner or guest caught on video violating these Rules will be subject to penalties and fines. Video footage may be used in a court of law should it be needed.

II. Pool Access

- A. Each unit within each HOA is allowed no more than 3 access cards. Cards will be designated A, B, or C. Lost or damaged access cards will be inactivated before a new access card is made. The card designation must be provided at the time of ordering a new access card.
- B. Owner's, agents, HOA managers and rental companies may order cards but must show proof of ownership including but not limited to a deed of trust or an HOA dues statement. Once proof of ownership is provided the HOA does not maintain a record of ordering. Owners are responsible for managing their own access card distribution.
- C. Access cards can be ordered in advance through the HOA email account uppervillagehoa@gmail.com or ordered in person at the HOA management office (Wood Winds Property & Financial Mgt.) located at 300 North Main Street during regular business hours.
- D. The cost of each access card is \$25. Payment must be made at the time of pick-up by cash, check, mastercard or visa.

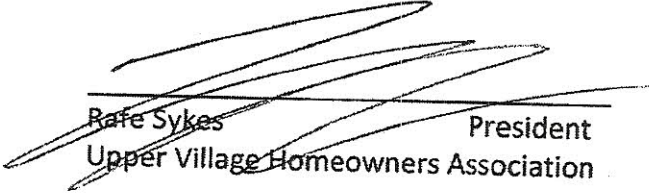
STATE OF COLORADO }
 COUNTY OF SUMMIT } SS
 I hereby certify that this instrument was
 filed for record in my office at 9:10
 o'clock A.M. 3-10-20 16
 Reception No. 1106238
 KATHLEEN NEEL
 COUNTY CLERK AND RECORDER
 By *[Signature]*
 Deputy



III. Pool Rules

- A. There is no lifeguard on duty. Attendees swim at their own risk.
- B. Pool and hot tubs may only be used during posted hours.
- C. Children under 14 must be accompanied by an adult.
- D. Due to health and safety concerns it is highly recommended that children under the age of 7 do not use the hot tubs, and all younger children are continuously monitored by a supervising adult for signs of overheating, fatigue or medical concerns.
- E. The UVHOA does not recommend using the hot tub in excess of 10 minutes at a time.
- F. There are no private parties resulting in exclusive use by an owner or guest.
- G. No glass containers will be permitted in the pool facility.
- H. No running or excessive noise.
- I. No smoking.
- J. Alcohol is not permitted in the facility.
- K. Bathing suits must be worn at all times while using the facility.
- L. No diving is allowed.
- M. No pets of any kind are will be allowed within the pool facilities.
- N. No coolers or food other than snacks will be allowed in the pool facility.
- O. The Upper Village Association is not responsible for lost or stolen items.

Violation of the above rules will be handled according the Procedure and Rules for Enforcement of the Declaration, Bylaws, Rules and Regulations or Architectural Guidelines adopted by the UVHOA on January 8, 2008.


Rafe Sykes President
Upper Village Homeowners Association