

# IRON BLOSAM LODGE

## HOUSE RULES

revised: 04/02/2010

**1. Check-In and Out.** With respect to Time Period Condominiums, Time Period Owners or occupants shall check in, at, or after 4:00 p.m. on the Saturday commencing their respective Time Period Unit(s). Time Period Owners or occupants shall check out at or before 10:00 a.m. on the Saturday ending their respective Time Period Unit(s). Time Period Owners and occupants shall be entitled to use the Common Areas only during the time period of their respective Time Period Unit(s), except such Common Areas as may be adjacent to and used in connection with Commercial Units. Time Period Owners and occupants may use the Common Areas all day on the Saturday commencing or ending their respective Time Period Unit(s).

**2. Common Areas.** The halls, sidewalks, stairways, elevators and other similar areas of the Project shall not be obstructed or used for any purpose other than ingress to and egress from the Units. The lobbies, halls, stairways, sidewalks, etc., shall not be used for the storage of any personal property included but not limited to luggage, ski equipment, bicycles, or sports equipment.

**3. Disturbances.** No owners or occupant shall make or permit disturbing conduct or activities to be made in the units, common areas or pool and spa areas by himself/herself or their family, friends, tenants, servants, or other invitees or individuals over whom they have control, nor do or permit to be done by such persons anything that would interfere with the rights, comforts, or conveniences of other Owners or occupants. In this regard, no Owner or occupant shall play or allow to be played any musical instrument, radio, television, stereo, tape recorder, or the like in the Lodge between the hours of 11:00 p.m. and 8:00 a.m., if the same shall disturb or annoy any other Owners or occupants of the Lodge.

**4. Names.** Owners and occupants shall not put their names on any entry, passageway, lobby, hall, stairway, or elevator in the building, except in the proper places provided therefore or otherwise with the advance consent of the management.

**5. Children.** Children shall not be permitted to loiter or play on the elevators, stairways, halls, or lobbies of the building.

**6. Balconies.** Nothing shall be thrown from or emptied out of the balconies, windows, doors, or down the stairways, or in the Common Areas, nor shall anything be hung from the outside of the windows or placed on the outside window sills. Nothing shall be stored on any balcony, except with the prior written consent of the management.

**7. Pets.** No animals, birds, fish, dogs, cats, or other pets shall be kept or allowed to remain in any Unit or upon any part of the Project, unless and until written authorization is obtained from the Association. The Association, in the sole discretion of its board of directors, may revoke any such authorization at any time.

**8. Heating or Lighting.** No occupant shall interfere in any manner with any portion of either the heating or lighting apparatuses in or around the Project.

**9. Laundry.** Laundry work shall be done only in the areas provided for such purposes and no laundry or other articles of clothing or materials shall be hung from the balconies or other outdoor areas.

**10. Draperies.** No draperies, shades, awnings, or window coverings of any type shall be used, except as shall be installed or approved in writing by the Association, and no signs of any kind shall be placed in the windows or on doors or other exterior surfaces of any Units without prior written approval of the management.

**11. Aerials.** No radio or television aerial or connection shall be installed by the Owners or occupants, except as such aerial or connections shall be completely enclosed within their respective Units.

**12. Appliances.** No Owner or occupant shall install or operate any outside appliance, machinery, or heating/air conditioning device that is not installed as part of the Unit inventory or supplied as a check-out item. Use of supplemental cooking appliances in non-kitchen units is prohibited. Use of barbeques or cooking grills is also prohibited in units or on balcony decks. Use or possession of any flammable oils, fluids, fireworks or other explosive articles being hazardous to life, limb, or property, is not permitted except with prior written consent of the manager, in each specific instance.

**13. Keys.** The management shall retain a pass key to each Unit. No owner shall alter any lock or install a new lock on any door leading into the Unit of such Owner without the prior written consent of the management. If such consent is given, the Owner shall provide the management with a key to such lock for the management's use.

**14. Automobiles.** The Owners, their employees, servants, agents, visitors, licensees, and the Owner's family will obey all parking regulations posted at the parking areas and any other traffic regulations promulgated and posted for the safety, comfort, and convenience of the Owners and occupants.

**15. Roof.** No owner, occupant, or other person shall be allowed on the roof of the building for any purpose except in the case of an emergency or with prior written consent of the management.

**16. Pool Area Rules.** The swimming pool is for the exclusive use of Owners, occupants, and their guests during their specified week, and shall be so used strictly in accordance with all posted rules and Salt Lake Valley Health Department regulations. Owners and occupants shall be responsible for the conduct of their guests. All persons shall comply with the rules and requests of the manager regarding matters of conduct in and about the pools and pool areas. The West Pool has seasonal age restrictions. Persons that do not respect the rules and age restrictions may be asked to forfeit pool privileges.

**17. Occupancy Restrictions.** As various conditions exist from time to time, it has been established for the safety, welfare and quiet enjoyment of all persons at Iron Blossam that the overnight usage of the units shall have a maximum occupancy of no more than four persons per room (suites equal two rooms) and that usage of pools, spa and other facilities is also equally restricted. In addition the daily occupancy/usage of a unit is restricted to 8 persons per room (suites equal two rooms). If from time to time, the overnight usage of a particular unit must be temporarily expanded, it may be done only with the express permission of building management. Under no circumstances will the overnight excess be more than six persons per unit.

**18. Bicycles, Skateboards, Rollerskates, etc.** The use of bicycles, skateboards, rollerskates, rollerblades, etc. is not permitted within the Units or Common Areas of the Iron Blossam Lodge.

**19. Rules and Regulations.** The board of directors of Iron Blossam Owners' Association reserves the right to amend these rules and regulations and make such other rules and regulations from time to time as may be necessary for the management, operation, safety, care, or cleanliness of the Project, or for securing the comfort and convenience of all Owners and occupants thereof.

**20. Minimum Age Requirement.** The Iron Blossam Owner's Association requires that an adult (minimum age 21) register and be in residence the entire length of stay.

**21. Compliance with House Rules.** Failure to comply with any Iron Blossam Lodge house rule or policy of the Owner's Association may result in the forfeiture of the remainder of your week. Additionally, owners are financially accountable for any damages, conduct or policy violations, and unpaid charges.

**22. No-Smoking Policy.** The Iron Blossam Lodge has a no smoking policy throughout the Lodge Building. Smoking is not permitted in any of the interior public, private or commercial areas or on the attached decks or balconies. By way of illustration, but not limitation, these areas include the Units and their attached balconies, common rooms, restrooms, offices, and the pool and restaurant deck areas. Without obligation, the Board may modify this No Smoking Policy and any non-smoking area by written resolution. In such event, smoking areas will be specifically designated as such and shall display signs to that effect. Elsewhere, smoking will not be permitted.

**23. Cleaning/Smoke Alleviation Fee.** In addition to the remedies and penalties provided in the Declaration, the Board may charge any Owner or occupant who violates the no smoking policy a cleaning/smoke alleviation fee in an amount to be determined by the Board.