

## Phase 2 Community Rules

Blue Knob All Seasons Resort is a family-oriented community. Owners, renters, guests, and visitors are required by our Bylaws, Civil and Criminal law, the International Fire Code, and Insurance Underwriters to abide by the following.

1. Our bylaws and the PA Uniforms Condominium Act state that owners & renters only control the space inside their condo & on their deck.
2. No exterior painting and no building modifications.
3. Our Common Areas: Please bring with and take away all personal property used in the common areas. Do not block, encumber, or smoke in the hallways, stairs, or entrances/exits.
4. No drugs, no public drunkenness, no threats of physical harm to anyone, no discharge of weapons of any kind, no nudity, no profanity, no vandalism. No loud music or loud parties.
5. Quiet hours are from 9PM-9AM.
6. No dumping of construction waste at dumpsters. Dumpsters are for condo household waste only. Trash dumpsters are conveniently located outside of the Phase 2 buildings, so please dispose of your trash in the dumpster, and secure the dumpster door afterwards. No storing of nor abandonment of trash or waste on decks or in common areas, as it attracts pests and vermin. No dumping of furniture outside or beside the dumpsters.
7. No trailers, recreational vehicles, or boats of any kind are to be parked in the parking lot.
8. Pets must always be on a leash, including in hallways. Pet waste must be picked up immediately and disposed of by the owner. Do not allow your pets to defecate or urinate on the decks. If your pets are on the deck and are creating a noise issue, they must be brought indoors. Pets must have a license and a rabies certificate.
9. No repair work, storage, or maintenance of any vehicle in the parking lot. Inoperable vehicles or vehicles with expired tags will be fined & towed.
10. Fire doors MUST remain closed.
11. No wood grills, propane grills, charcoal grills, or open flame pits or devices are permitted on decks.
12. Renters & guests must go through their landlords if they have concerns or issues. Landlords DO NOT have the authority to waive bylaws or Community Rules.

### ENFORCEMENT:

Owners/Landlords with their renters/guests will be fined multiples of \$50 to \$500 for violations. Violators will be given one warning letter and if not paid within 30 days, we will seek to obtain a court order for resolution.