

TIMPHAVEN HOMES, INC.
HOMEOWNER ASSOCIATION
GOOD NEIGHBOR POLICY GUIDELINES

Timphaven Homeowners Association provides this Good Neighbor Policy Guidelines to all residents and short-term rental tenants to assure that our Sundance residential community is preserved as a quiet refuge and sanctuary of serenity where those who reside herein may enjoy the beauties of the Sundance Mountain and all that it provides. We ask that all who reside, either permanently or temporarily, will respect the Community Rules and Regulations of the Timphaven Homeowners Association as outlined herein, and will assure their contribution to a community where all parties can feel safe and enjoy the beauty of Sundance in this single-family residential community.

We have summarized some key points below and ask for your compliance so as to assure an enjoyable and safe experience for all residents. Copies of the Community Rules and Regulations are available with each homeowner.

- **Parking is prohibited on Timphaven Road or on other's private property. Any vehicle parked on Timphaven Road or other's private property is subject to fines and towing.**
- **Parking is limited to the designated driveway on each lot owner's property. Any excessive parking beyond the driveway's maximum limitation shall be subject to fine.**
- **The Community speed limit is 15 MPH. We have very narrow roads and would ask that you be courteous in your driving, both in speed and accommodation to oncoming vehicles.**
- **ATV's, skiing, snowboarding and sledding on the roads is prohibited. As noted the roads are very narrow and dangerous, especially in the winter months.**
- **Excessive Occupancy - No more than two individuals are allowed per bed. However, there are exceptions for children under the age of 17 who may sleep day beds, or a crib. Excessive occupancy is subject to fines and penalties.**
- **Creating excessive noise and light during the quiet hours between 10 pm and 7 am is a nuisance and subject to fine. Please be considerate of your neighbors.**
- **Open fires and campfires are prohibited at any time in the Association.**
- **Please respect the private property of others and do not trespass.**
- **Please keep your pets on a leash when off property.**
- **If renting a property through a short-term rental platform, you bear personal responsibility for any fines consequential to violation of any Community Rules.**
- **If renting a property through a short-term rental platform, it is best if any guest staying on your property is escorted to the property by a property manager or an owner.**
- **4X4 Vehicles with snow tires, or chains are required on all vehicles in the Winter months.**
- **It is preferable and encouraged that each property owner provide 24-hour security and contact access if any issues requiring attention arise.**
- **Please include all Community Rules and Regulations in the leasing contract, and have any tenant reaffirm their commitment to abide by such Rules.**
- **Timphaven is a quiet and serene community, there are to be no commercial enterprise events, including but not limited to weddings, corporate or other events that would draw large crowds and interfere with the comfortable enjoyment of life by Community residents.**