

Hamilton Creek Association

375 Lakeview Circle, Silverthorne, CO 80498

2017 Annual Meeting Notice

Date, Time and Location. The 2017 Annual Meeting will again be at the Blue River Room of the Silverthorne Library, 651 Center Circle in Silverthorne on Saturday, June 24th. The meeting will begin at 10 AM. A lunch will follow the meeting. To insure an official meeting, please return a proxy, available on the website (www.hamiltoncreek.info) or sent to you via email if you are unable to attend.

Mail to: Hamilton Creek Association, 375 Lakeview Circle, Silverthorne, CO 80498; or **email** Marc Schlesinger, HOA Secretary at HamCreekHOASecretary@gmail.com

Cleanup Day. The annual cleanup day will be Saturday, June 17th beginning at 8:30 AM to noon. Cleanup day participants are divided into work groups based on motivation and ability. The meeting location for work assignments will be at the circle at the end of Crescent Moon Trail. The lunch at noon will be hosted by Dana and Linda Covert, 31 Red Buffalo Trail.

Annual Meeting Agenda. The Annual Meeting provides owners with an update of activities of the Association during the past year and is a forum for owners to provide input to the Association and Metro Boards. The agenda will be posted on the website as well.

There are two positions on the Association Board for 2-year terms available at the meeting. The terms of Ruth Carroll and Luise Bruno end at the meeting.

Short Term Rental Guidelines. Last year, several HC resident owners filed complaints with the HOA Board regarding noise, parking, use of other residents' property, property upkeep, etc. All of these complaints involved properties that were short-term rentals. As a result, at the Annual Meeting last year, the HOA Board was asked to prepare guidelines for short-term rentals and to determine how these guidelines might be enforced.

We have attached those guidelines **below** for you to review prior to discussion at our upcoming Annual Meeting. In order to add those guidelines not already covered by the Hamilton Creek Covenants to the Covenants, the owners of HC properties need to approve them with a very large majority. (The attached guidelines are annotated with the relevant existing Covenant which applies) Therefore, we ask that you attend this year's

Annual Meeting to vote in person or ensure that you have completed and submitted your voting proxy. More information will be forthcoming on this process.

Hamilton Creek “businesses”. Any homeowner involved with a business that they would like other owners to be aware of are invited to bring information to the annual meeting for display at a special table to be provided.

Owner Communication. Most Hamilton Creek information is provided by email. If you did not receive this notice by email, we do not have your email. Please provide it to HamCreekHOASecretary@gmail.com. Newsletters, documents and information on the Hamilton Creek Association are available at the website www.hamiltoncreek.info.

IF YOU ARE UNABLE TO ATTEND THE ANNUAL MEETING, PLEASE RETURN THE PROXY.

Final Draft — Hamilton Creek Short Term Rental Guidelines

The Board of Directors of Hamilton Creek Association wishes to ensure that it and its individual Members strive to maintain the value, desirability, and attractiveness of Hamilton Creek. Hamilton Creek Residents pride themselves on living in a safe, secure and friendly neighborhood. As a result, the Hamilton Creek Association Board has put together guidelines for its Owners to follow if short term renting their property.

- Renters should be over 25 yrs. of age. Hamilton Creek Association Board encourages Owners to rent to families, as this is a family community.
- There shall be no subletting or additional occupants/tenants outside of the lease agreement.
- Minimum rental period should be no less than 7 consecutive days.
- There shall be no more vehicles of renters and/or their guests than can fit in the enclosed garage or on the property's driveway. As per Hamilton Creek Covenants there shall be enclosed garage space to shelter a minimum of two passenger vehicles and sufficient driveway space for the parking of two guest automobiles per residence. Boats, trailers, motorcycles, snow mobiles, campers, motor homes and all other non-motorized and motorized vehicles except passenger vehicles, shall **not** be parked outside of an enclosed structure. (Covenant 9.22 and Article 7 sec. 5)
- The rental of any property may be used for residential purposes only, and not for commercial purposes except for home offices. (Covenant 9.14)
- No noxious or offensive activity shall be conducted upon any Site, nor shall anything be done or placed on the Property, which is or may become a nuisance or cause embarrassment, disturbance, or annoyance to others. Renters should be cognizant of neighboring properties and respect the privacy of their neighbors. (Covenant 9.8)
- Common area trails are to be used for hiking and snowshoeing only by owners, guests, and renters. There shall be no hunting, target practice, or discharge of firearms allowed anywhere on the Property. No renter shall permit the use of the Property, Commons, or Roads for access to the adjacent national forest for hunting. (Covenant 9.12 and Article 5 Use of common grounds)
- Every Site shall be maintained by the owner in a clean, safe, attractive condition and in good repair; no lumber, plant waste, metals, bulk materials, scrap, refuse, or trash shall be kept, stored, or allowed to accumulate on any Site. (Covenant 9.9)
- No lights shall be emitted from any site, which are unreasonably bright or cause unreasonable glare. No sound shall be emitted from any Site, which is unreasonably loud, or annoying, which includes but is not limited to dogs barking; and no odor shall be emitted from any Site, which is noxious or offensive to others. (Covenant 9.10)
- No more than two dogs are allowed per Site. No pet may be kept which interferes with the comfort or convenience of other owners. All dogs must be kept on a leash when off its owner's Site. All renters are responsible for picking up and properly disposing of their

dogs' waste. The Hamilton Creek Association strongly discourages allowance of pets due to potential property damage. (Covenant 9.5)

- Waste materials, garbage, and trash shall be kept in sanitary containers and shall be kept within an enclosed garage. Trash cans shall be set out on the morning of trash pickup and removed the same day. All trash shall fit in the container provided. (Covenant 9.4)
- During the winter season, the owner must provide snow removal for renters so driveways are accessible. Owners should notify renters of the need for proper vehicles and/or snow tires necessary to navigate Hamilton Creek's winding and steep roads and driveways.
- Owner of rental property shall notify the Hamilton Creek Association Board in writing of intent to rent and provide 24-hour contact information to the Hamilton Creek Association Board. This must be done prior to first rental of property only with contact information being updated if and when changed.
- Owner is encouraged to incorporate these guidelines into their rental contract so renters will be in compliance.

Any violations to the above guidelines will be reported to the Owner. The Owner is responsible to correct any violations of Hamilton Creek Covenants and Rules themselves or via their Property Management Company. A formal written complaint form will also be submitted to the Association Board (forms can be found at hamiltoncreek.info). Please refer to section III of the Covenant and Rule Enforcement document, which can be found on our website, hamiltoncreek.info, for a complete discussion of violation, penalties and the sequence of handling property violations.

Approved by Hamilton Creek Association Board on the ____ day of _____, 2017.