



HOUSE RULES and REGULATIONS

Effective July 2025

New Claim Condominiums is comprised of 58 units with different owners. Condominiums operate effectively when all residents and owners work cooperatively in observing rules and regulations which benefit us all by preventing nuisance and annoyance caused by improper use of the condominiums and facilities. Observance of the rules also protects the desirability of the premises.

These rules have been adopted by the Management Committee (Board), and, in accordance with the CC&Rs owners agreed to when purchasing their Unit, are binding on the owners, guests, renters, and others who use the Units and Common Area and Facilities of the New Claim Condominiums. They are a "standard of behavior" that we expect of each other as good neighbors. These rules may be amended, altered, or added to at any time by action of the Management Committee, for the safety, cleanliness, and welfare of the occupants of the building. The building manager, owners, full-time residents, and security cameras will be used to monitor compliance with the rules and regulations. The Management Committee will assess fines as appropriate for violations.

GENERAL

1. The Board and the Building Manager assume no liability for loss or damage to any property left on the balconies, patios, parking areas, or in any of the Common Areas, Limited Common Areas, or within individual units.
2. Owners and/or residents shall be responsible for the actions of their children, tenants, and guests. Any damage caused by children, tenants, or guests of a resident shall be repaired at the expense of the Unit Owner.
3. Maximum occupancy limitations shall be enforced. Two-bedroom units have a maximum of 4 persons for owners and long-term tenants, and 6 persons for nightly rentals. One-bedroom units have a maximum of 2 persons for owners and long-term tenants, and 4 persons for nightly rentals.
4. The homeowners, guests, and renters should be aware of noise levels caused by their televisions, radios, washing machines, etc., especially from 9:00 pm to 8:00 am, when quiet will prevail. The Park City Noise Ordinance prohibits any noise that can be heard more than 50 feet from its source.
5. In accordance with the Utah State Clean Air Act, smoking (including marijuana and vaping) is not permitted in New Claim Condominiums, on balconies, patios, or within 25 feet of the building. Fines will be assessed for any violation of this rule, and any damage caused to an adjacent unit by smoking shall be the responsibility of the unit owner where the smoking occurred.
6. No items may be stored in the hallways, Common or Limited Common Areas, including outside of individual Unit entrances or on the decks. Welcome mats outside the condo are not allowed due to fire department restrictions. Bikes and Ski storage are allowed in the Bike and Ski storage rooms for Unit Owners who have rented a space.
7. All trash, rubbish, and garbage must be disposed of in dumpsters. Trash, rubbish, garbage, and debris shall not be stored or maintained, even temporarily, in any hallways or the Common Areas and Facilities. The use of the dumpsters is limited to household waste and should not be used to dispose of appliances,

mattresses, furniture, or construction materials. Any oversized items or non-household waste must be disposed of in accordance with local ordinances. Unit Owners shall be responsible for any costs associated with improper disposal of waste, trash, garbage, or unwanted items. Trash containers shall not be placed in the hallway or other Common or Limited Common Areas.

8. Dirty laundry bags from cleaning crews shall not be left in hallways, nor shall they be dropped from upper floors to the lower level.
9. Bicycles and tires may not be stored on balconies. The balconies and patios shall be kept free of all items except as detailed below.

PATIO FURNITURE

- i. Patio furniture (Table, Chairs, leisure chairs) must match (color optional and can be owner determined)
- ii. No interior, camping or beach furniture or the like that is not outdoor furniture

PLANTS

- i. Living plants only and must be manicured and cared for and nothing dead
 - ii. Plants must be in pots that are not broken
 - iii. Plants are okay from April – October only and must be removed November – March
 - iv. Any plant stands must blend/match with patio furniture
10. No barbecues, either gas or charcoal, are allowed on the balconies or inside any Unit.
 11. No clothing, sheets, blankets, awnings, shadings, or any other articles may be hung in the windows, balconies, patios, or railings, or be affixed to or hung on any part of any Common or Limited Common Area. Flags in windows that conform to Federal and State law are acceptable.
 12. Owners, renters, or guests are not permitted to have pets or animals inside the New Claim Condominium property.
 13. Each resident will be expected to keep the unit in a good state of preservation, repair, and cleanliness. Window treatments must be of earth tones and in good repair.
 14. No signs, notices, or advertisements may be attached to the outside of a unit or displayed in a window, except for holiday, religious, political, or for-sale signs subject to reasonable time, place, and manner restrictions adopted by the Management Committee. There shall be no soliciting or door-to-door canvassing within the building.
 15. Waterbeds are not permitted in any of the Units.
 16. Glass containers are prohibited from all of the Common Areas.
 17. There shall be no throwing of things or shaking of rugs off the balconies.
 18. No fireworks of any type are permitted in any of the Common Areas, Limited Common Areas, parking lots or structures, or on the grounds.
 19. Any behavior which a) risks another person's safety, b) is not acceptable to children, c) risks the safety or security of the building or d) breaks any law or violation of any statute, will not be tolerated, and any person doing such behavior risks immediate expulsion.

PARKING (Managed and owned by Prospector Square Association)

1. **Overnight parking is by** registration **only** between 11pm and 6 am in any Prospector Square location. Vehicles must be registered with Prospector Square and in compliance with all current rules. Refer to Prospector Square or NewClaimParkCity.com/Parking for most current rules. Vehicles not in compliance will be ticketed or towed at owner expense.
2. Vehicles parked in above ground Prospector lots must be moved every 24 hours during ski season.
3. No parking on sidewalks or restricted parking spaces. Any parking in the designated handicapped space must have a valid tag.

HOT TUB (9 am to 9 pm)

1. The hot tub gate entry requires a code for safety reasons. The hot tub gate must be kept closed and locked. If not locked, you will be responsible for damages and unsafe situations that may arise.
2. People using the hot tub do so at their own risk. There is no lifeguard on duty.
3. No glass containers are permitted in the hot tub area. Beverages are allowed in **non-breakable containers only**.
4. Minor children are not permitted in the hot tub unless their parent or guardian is in the hot tub area at all times. Children under age six (6) are not permitted in the hot tub.
5. Guests and homeowners using the hot tub are reminded that excessive noise and horseplay is not tolerated in the hot tub. Please respect your neighbors.
6. There shall be no playing of music other than on personal headsets in the hot tub area.
7. Users of the hot tub are expected to clean up after themselves and ensure hot tub cover is put back on.
8. Proper attire is required at all times.

Fine procedures include warnings and up to a \$500 charge plus cost of any damages for non-compliance.