

Mountain Lodge Unit Owners Association (MLUOA)

Policy on Common Element Decks (G-114-0)

PURPOSE: To create guidance on how to ensure safe use, visually appealing, and neighbor friendly environment on common element decks at Mountain Lodge.

AUTHORITY: The MLUOA Declaration, MLUOA Bylaws, Uniform Common Interest Ownership Act of West Virginia.

EFFECTIVE DATE: This policy will go into effect on May 14, 2024.

RESOLUTION: The MLUOA hereby adopts the following interim Policy:

SECTION 1: Definitions: The following definitions apply to this MLUOA policy:

- 1) Guests – All non-owner occupants
- 2) Management – Positions including General Manager, Assistant General Manager, Office Manager, Housekeeping Manager, Assistant Housekeeping Manager, and Night Manager.

SECTION 2: PROVISIONS:

1) General Safety Guidelines

- a) The number of people on a deck should not exceed 6.
- b) Open fires, gas or charcoal grills, fire tables, candles, fireworks or other open flame devices are prohibited on decks per state and local regulations.
- c) Decks are No Smoking areas per state regulations.
- d) Owners are responsible for damage to the railing. Please include in your rental guest information that damages to the deck or railing caused by climbing over the railing will be their liability.
- e) Items may not be lifted over or slid across railings.
- f) Owners and guests may not climb on or over railings.
- g) External fixed lights and outlets are not permitted.
- h) No modification of any kind is authorized to the decks or railings without permission from the MLUOA Executive Board. This includes but is not limited to: removing railings, modifying railings, drilling holes, adding screws, attaching stickers, adhesive, magnets, zip ties or other securing devices.

2) Visual Appeal

- a) Furniture on decks is limited to seating and small tables.
- b) Hanging chairs or hanging benches are not permitted.
- c) Decks are not to be decorated with:
 - Political flags
 - Sport team flags

- Advertisements
- d) Temporary coolers may be placed on decks and should not extend past the PMS entry dates.
- e) Holiday lights and tasteful holiday decorations are permitted and restricted to mid-December to mid-January.
- f) Plants or flowers may be placed on the decks, but may not be hung from decking or railings.
- g) Wind chimes or other sound-emitting decorations are not permitted.
- h) Low intensity battery operated lights may be used on decks.
- i) Clothing, towels, or other items may not be hung from the railings.
- j) Occupants are not permitted to feed the wildlife. This includes, but is not limited to, the use of bird feeders.

3) Neighborly Respect

- a) For the consideration of neighbors, noise (e.g. music, television, yelling, or barking dogs), odors, or other nuisances that unreasonably disturb others, whether indoors or outdoors, at any time of day, are prohibited.
- b) Quiet hours on decks are the same as throughout Mountain Lodge from 10 p.m. to 8 a.m.

4) Restrictions on Use

- a) It may become necessary for decks to be temporarily closed when repairs are being made or work on the roof is occurring. Owners will be notified by Mountain Lodge Management when this occurs.

5) Deck Maintenance

- a) Deck railing may be cleaned with any standard cleaning product.
- b) Owners should keep decks clean of debris, leaves, or other waste. Metal to metal contact may result in rust spots. Rust stains can be removed with steel wool.

6) Enforcement:

- a) Any unit owner or Mountain Lodge staff observing an infraction of any of these rules shall make management aware of the situation. Management, at their discretion, will issue the involved unit owner a written notification of the infraction and will explain the implications for that infraction, based on the history of infractions with the deck.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the MLUOA, certifies that the Executive Board adopted the foregoing Policy pursuant to a duly called and held meeting on February 22, 2024 and, in witness thereof, the undersigned has subscribed his name.

