



BEARS CROSSING.....Rules and Regulations

In order to maintain the beauty, safety, and value of Bears Crossing, there are a few simple rules all owners must follow:

PARKING: All vehicles must be in good working order, and legally and currently registered with a valid state inspection sticker. No vehicle may be parked on roads or in any way hinder the ability of emergency vehicles to reach any building. Condos are allowed two spaces per unit, but not necessarily directly in front of your unit, and vehicles are not to be left onsite for more than 48 hours unless the owner is present. Condo and SFH owners must also refer to their Association rules for further guidance specific to that Association. Overflow parking is in designated areas. Boats, campers, and trailers may not be parked on a permanent basis without permission. Overnight guest vehicles must be registered with the community via Bears Crossing's [Guest Registry Form](#). Please refer to the ***Parking and Vehicles Policy*** in the Owners Section of [Bears Crossings' website](#).

PETS: Only owners may have pets. Pets must be leashed or carried. Owners must always clean up and properly dispose of any fecal matter in yards, common areas, wooded paths, roads, and on the Ski Home Trail. Long-term renters—those staying more than 30 days—may apply in writing for a waiver to have a pet. It is the rental unit owner's responsibility to submit the ***Pet Permission Letter*** on the long-term renter's behalf. Short term renters may NOT have pets. Please refer to the ***Pet Policy*** and ***Pet Permission Letters for Owners and Renters*** in the Owners Section of [Bears Crossings' website](#).

FIREWOOD: At the beginning of each season, firewood is supplied to each unit. Extra wood may be available in limited quantities. Contact the property manager for access to the woodshed. Fireplaces and firewood are not meant to be used as a heating source! They were not designed for that use and a chimney fire could result. No firewood may be taken off site or removed from other units. When cleaning out the fireplace, ashes must be placed in a non-burnable container and brought to the compactor area. There is a metal red trash can located in the compactor area for ash disposal. **DO NOT PUT ASHES IN THE COMPACTOR AND NEVER LEAVE ASHES ON YOUR PORCH OR DECK.** Ashes can burn several days after you think the fire is out. Please refer to the ***Bears Crossing Community Owners Guide*** in the Owners Section of [Bears Crossings' website](#) for additional information about firewood stocking and sourcing.

TRASH/WASTE DISPOSAL: The compactor, recycling dumpster, and composting equipment are located at the end of Polar Bear North. The compactor is for household trash only. Owners/renters must arrange for offsite disposal for items like mattresses, furniture, building materials, electronics, etc. For additional waste disposal details and procedures, please refer to the community's *Trash, Recycling, and Composting Guide* in the Owners Section of [Bears Crossings' website](#).

UNIT KEYS: The property manager must have a duplicate access key to all houses and condos. Management has the right with reasonable cause to inspect, repair, or enter units.

SNOWMOBILES: The use of snowmobiles on/in any common area, including the Ski Home Trail, is not allowed.

SKI HOME TRAIL: The Ski Home Trail is open during the winter, when trail conditions allow. When the Ski Home Trail is roped off, avoid taking it for your safety. Use the trail at your own risk. Find access information in the *Bears Crossing Community Ski Home Trail Guide* in the Owners Section of [Bears Crossings' website](#).

SHUTTLE BUS: The shuttle bus is for Bears Crossing owners, their guests, and tenants of record only. Find access information in the *Bears Crossing Community Owners Guide* in the Owners Section of [Bears Crossings' website](#). Please refer to [MOOver website](#) for the current season's schedule.

CLUBHOUSE: Clubhouse hours for owners and their guests may vary and are posted on or near the front door. Owners enjoy exclusive access to the clubhouse after closing using their personal access code. The clubhouse is monitored at all times by security cameras. Owner access codes should not be shared. Minor children must always be accompanied by a responsible adult and nobody under the age of 16 may use the exercise equipment.

TENNIS / PICKLEBALL COURT: Bears Crossings' Har-Tru tennis court, which includes pickleball striping, is open to residents. Players must follow rules posted at the court. The court requires smooth-soled tennis shoes and is BYO equipment. Children under the age of 16 must be accompanied by a responsible adult. Additional information is found in the *Bears Crossing Community Owners Guide* in the Owners Section of [Bears Crossings' website](#).

DECKS/GRILLS: Decks are not to be used as permanent clothes dryers. No unsightly items may be put on or around decks and porches or visible through windows and doors. In accordance with Vermont's Fire Code, no gas, charcoal, or electric grills, or other similar devices used for cooking, heating, or any other purpose are allowed on condo decks. The Association has provided grills and a communal fire pit at the clubhouse for community use on a first-come, first-served basis. The site must be cleaned up after use.

FIRE PIT: The community fire pit is gas operated and on a timer. For use, consult the instructions posted near it. Marshmallows and any food must not be cooked over the fire pit.

SWIMMING POOL: The pool is for owners and their guests and tenants of record only. ***Swim at your own risk....There is no lifeguard on duty.*** Proper bathing attire must be worn. No alcoholic beverages or glass containers are allowed in the pool area. Swim diapers must be worn by any child not toilet trained. No pets, large flotation devices, diving, running, or jumping are allowed. Children under 16 require the supervision of an adult of at least 18 years of age. **WHEN THE GATES TO THE POOL ARE LOCKED, THE POOL IS CLOSED!**

ARCHITECTURAL REVIEW: All alterations, including painting, roofing, portable and built-in fire pits, and landscaping, need the approval of the Architectural Review Committee (ARC). All condo work (inside and outside) must be done by licensed and insured contractors and approved by the ARC. For complete ARC policies and procedures, refer to the community's ***Architectural Review Form*** in the Owners Section of [Bears Crossings' website](#).

NOISE: Noise that disturbs or annoys occupants of other condos or homes is not permitted in any unit or common area at any time of day. Hot tubs and fire pits may not be used after 10PM. Per Vermont statute, fireworks are not permitted, and quiet hours are between sunset and sunrise. During this time, music, television, and noise from gatherings must be minimized. No Vermont or Dover code violations, including noise violations, will be tolerated.

OWNER RESPONSIBILITIES: Any condo unit vacant for more than 48 hours must have the master water valve shut off and all windows shut. Any unit in non-compliance that causes damage to another unit will be charged for repairs, NOT Bears Crossing. Smoke and Carbon Monoxide detectors, along with a freeze warning device, must be kept in good working order and not tampered with. At least one working fire extinguisher must be present in each condo unit and single family home.

PROPERTY RENTALS: All prospective tenants must fill out the ***Guest Registry and Rental Application Form*** found on the [Bears Crossing website](#). No tenant can be unfairly denied if they and the property owner have followed all of the rules and regulations of the Association, as well as all state, local, and federal laws. Tenants of record may use all facilities of Bears Crossing provided that their unit is current with all assessments and not in violation of any local, state, or federal laws. Unit owners lose their right to use amenities while their unit is rented.

Owners are responsible for their tenants' compliance with all rules and regulations. The property owner is responsible for all violations of Bears Crossing Association rules and regulations at all times, in all situations, superseding all other agreements that may exist between the owner and tenant. The property owner agrees to pay all damages and/or imposed fines as determined in the Association rules and regulations.

A signed contract stating, at minimum, name, contact information, number in party, contracted dates, vehicles and tags, and Association rules and regulations must be provided to the Management Company prior to a renting party taking possession. This contract, signed by both the tenant and property owner, shall act as an agreement that all rules and regulations have been read, understood and agreed to. Under no circumstances is the subletting of Bears Crossing Association properties allowed.

When tenants leave the unit, all windows must be shut and the heat set at 55 degrees or higher, and cabinet doors under sinks must be left open. Also, the water to the unit must be shut off. Bottom line responsibility still rests with the owner of the unit.

Long-term renters must have a renter's insurance policy in effect at all times with a minimum liability of \$300,000. Proof of insurance must be provided to the Association through the Management Company prior to tenant arrival. Owners are responsible for a \$10,000 deductible of all insurance claims covered under the Association's master policy. Owners are encouraged to check with their insurance agents to confirm an appropriate type and amount of coverage under their HO6 Policy.

OCCUPANCY LIMITS: Owners must ensure visitors comply with HOA occupancy limits. Owners and/or their rental agent(s) may not advertise a Bears Crossing property for rental by more occupants than what is permitted by the following Association occupancy rules.

Condominiums: The occupancy limit for condos in Bears Crossing is established using this formula:

$$\text{OCCUPANCY LIMIT} = [\text{NUMBER OF BEDROOMS} \times 2] + 2$$

Most Bears Crossing condos have two bedrooms, yielding an occupancy limit of six ($= 2 \times 2 + 2$). The condo loft may be included as a bedroom in the occupancy formula ONLY if the loft meets the “second egress” requirement for a sleeping space per the Fire Code and the owner submits to the HOA through the Management Company a Certificate of Occupancy and Inspection Report from the Fire Marshal documenting compliance. In that case, the condo's occupancy limit increases to eight ($= 3 \times 2 + 2$).

Before renting, all condo owners MUST submit a Certificate of Occupancy and Inspection Report from the Fire Marshal stating that their property is compliant with the Fire Code as a Single/Two Family Property.

****NOTE:** Even if the loft does not comply with the Fire Code, the Fire Marshal will issue a CO for Single/Two Family Property occupancy by a maximum of eight people. However, by HOA rule, an 8-person occupancy limit is only granted if the loft is Fire Code compliant as demonstrated by the submitted Fire Marshal's Inspection Report. Without loft compliance, the occupancy limit is six.

Single Family Homes: For single family homes, the occupancy limit is determined by the Fire Marshal's Inspection Report. Before renting their property, an owner MUST submit to the HOA through the Management Company a Certificate of Occupancy (CO) and Inspection Report from the Fire Marshal that includes the maximum number of people the owner is able to rent to. The CO and Inspection Report from the Fire Marshal will specify whether the property is compliant with the Fire Code as either a Single/Two Family Property or Lodge.

MISCELLANEOUS: All units must be current with their assessments to use any Bears Crossing amenity. Only property owners and their guests and tenants of record may use the amenities. No smoking or vaping is allowed at the pool, clubhouse, or BBQ area. Children under 16 must be accompanied by a responsible adult of at least 18 years old.

RULES VIOLATIONS & FINES: The Association may fine any owner who is in violation of any rule. Fines escalate, starting at \$200 for the first violation, \$300 for the second, \$400 for the third and \$500 for the fourth and all subsequent violations. This includes violations by owners' guests or tenants. Owners are responsible for paying ALL fines. Any owner may protest a fine with written notice to the BOD for review. The BOD or a committee by the BOD to review is the final word.

The Bears Crossing Board of Directors reserves the right to amend these rules at any time.

Updated and Approved by the Bears Crossing Board of Directors on 08/12/23