



## LION'S GATE PINES LODGE INTERVAL OWNERS ASSOCIATION

### Lion's Gate Policies and Procedures

#### Housekeeping:

**Fresh Towels are available by request only and for delivery on Tuesdays.** Please call (970)726-9421, **Opt. 3** or email [amelia@cmcw.com](mailto:amelia@cmcw.com) to request fresh towels including kitchen items. You can leave your used towels outside your door in the white mesh bag provided in the unit and they will be swapped.

**Starter Supplies:** The unit is stocked with basic supplies to get you started. Additional starter supplies are unavailable; you will need to replenish these items as needed.

**Ownership Change:** To process an ownership change, you must provide Lion's Gate Pines with the name and contact information of a prospective buyer(s). We will attempt to contact the buyer(s) using several methods. The purpose being to confirm that the buyer(s) exists and intends to buy the unit(s). The process also provides verifiable contact information for LGP communications. If this information cannot be confirmed, the selling owner is notified and the decision whether to go forward with the sale is up to the seller. It is important for sellers to understand that under Colorado Law "transfer to a non-existent person or entity is no transfer. In such cases, the selling owner(s) remains the owner(s) and is responsible for payment of assessments, etc. This would be a shock to owners who think they have sold their unit(s) only to learn the transfer was ineffective and they are still owners with the obligation to pay unit assessments. If you wish to show your unit to a potential buyer, you may do so by appointment only with Condominium Management Company and only on Fridays between 10 a.m. and 4 p.m.

**Sleeping Capacity:** All the two (2) bedroom units will sleep a maximum of 6 people including one queen, two twins and a queen-sized sofa sleeper. Three (3) bedroom units will sleep 8 with one queen bed, 4 twins and a

queen-sized sofa sleeper. Please do not exceed the maximum capacity of any unit.

**No Pets Allowed.** No animals of any kind are allowed on the property. Exceptions may be made for certified and documented service animals. Emotional support animals are not service animals. Violators of this rule will be charged a fine of \$250 **per unit per week** where pets were housed. Pet boarding is available at Byers Park. There is a veterinary clinic in Fraser. Their phone number is (970) 726-8384.

**No Smoking:** The designated smoking area is near the dumpster.

Under the provisions of the Colorado Clean Air Act Lion's Gate Pines is a no smoking facility.

- No smoking within 15 feet of any entrance includes: lobbies, elevators, restrooms, reception areas, hallways and any other common-use areas in public and private buildings, condominiums, and other multiple-unit residential facilities.
- Violators will be charged \$250.
- Restaurants, bars, gaming facilities such as bingo halls, billiard or pool halls, bowling alleys, public buildings, grocery stores or any food service establishment.
- Theaters, museums, libraries, schools, educational institutions, and common areas of retirement facilities, publicly owned housing facilities and nursing homes.

**Payment Policy:** You will be billed four times annually for your association assessments--January 1, April 1, July 1, and October 1. Payment is due 30 days from the billing date. Your maintenance account for all the weeks you own must be current before you can use your week(s), rent or internally trade your week or bank it with any exchange company.

The mailing address for payments is Condominium Management Company, PO Box 3095, Winter Park, CO 80482-3095. Credit cards are accepted with a processing fee of 5%. ACH options are available. Our Collection Policy can be found at Association Online.

**Reminders:** As a service to our owners, Condominium Management Company will send out an email or a text message 48 hours before your anticipated arrival. Email will be used where an email has been provided, else a text message will be sent.

This will not allow you enough time to deposit your week with an exchange company. If you have booked with an exchange company or put your week on rental, you will not receive a message or a text.

**(970) 531-2257 is an AFTER HOURS EMERGENCY number.**

**Email:** You are encouraged to provide a current email address to receive your entry code. You may call (970) 726-9421 Ext 3 between 10 a.m. and 6 p.m.

**Exchange Options:** Lion's Gate is affiliated with Interval International for domestic and international trades. Red weeks are 1-15, 21-39 and 46-52. Green weeks are 16-20 and 40-45. Contact Interval International for additional information at (800)468-3782 or online at [Interval International | Home](#)