

The Reserve at Boyne Mountain
Kitz Cabin Rules
2023/2024

Cabin Use:

- Use of the Kitz Cabin is limited to owners and their guests. Owners must be always present when guests are using the facility.
- Renters shall not have access to Kitz Cabin. However, renters may use the Kitz Cabin parking lot for overflow parking only.
- Any owner/renter overflow vehicles should park on the left-hand side of the main building entrance. Overflow parking should not block main access for snow removal in the winter months.
- Children must be always accompanied by an adult.
- Under no circumstance is anyone permitted to spend the night in the Cabin.
- Alcohol may be permitted in the Cabin but in no instance may it be left unattended. No alcohol may be left at the Cabin unless stored within a locked locker when owner is not present.
- No underage drinking allowed.
- Cabin furniture is to be kept inside the cabin.
- It is the responsibility of each owner and their guest(s) to keep the Cabin neat, clean, and orderly to maintain a consistent, attractive appearance for all to be proud of.
- The Cabin is a shared space so please be mindful of the needs and interests of others when using the Cabin.
- There is a vacuum cleaner in the main closet and cleaning supplies/trash bags in the cabinets that can be used by Owners to help keep things looking nice.
- Trash should be emptied on a regular basis and when closing the cabin up for the evening.
- Private reservations of the cabin are not allowed.
 - Owners can host gatherings/meetings/etc. with the understanding that the cabin is still open for owner shared use.
 - Owners should be courteous to only host during non-peak usage times.
 - It is recommended that the BOD be given notification ahead of schedule for awareness.

Cabin Rules:

- Thermostat shall not be set any higher than 70 degrees.
- The indoor fireplace shall be run on a timer with 1-hour intervals and shall not run unattended. The glass doors are to be open when operating fireplace and closed when not in use.
- The exterior fireplace shall be run on a time with 15-minute intervals and shall not run unattended.

- The last person leaving the Cabin shall check the upper and lower levels to ensure all lights are turned off, all doors are locked and closed tightly, and all windows are closed and locked.
- Items left in the refrigerator shall be discarded on a regular basis to avoid spoiling and overcrowding. Items should be labeled with a name and the date. A permanent marker is provided in the drawer next to the refrigerator.
- The Association is not responsible for personal items that are lost, damaged or stolen inside or outside of Kitz Cabin.
- Personal contents at Kitz Cabin are not covered by association insurance. Please seek coverage information from your insurance company.
- Pets are prohibited inside of Kitz Cabin.
- Gas Grill is to be used on the concrete patio area only. Keep grill away from Cabin walls.
- Please ensure grill is turned off and gas tank turned off when not in use.
- Keep grill clean and neat and clean and return any grill utensils used.
- Miscellaneous silverware, bowls, glasses, etc. are available for use in Kitz Cabin. Please clean and return any items used.
- Outdoor patio furniture is available for use at the Cabin. Please ensure patio furniture is left cleaned and place in an orderly fashion on patio when done using.
- Patio furniture is not to be removed from Kitz Cabin premises at any time.
- Projectile fireworks or any loud explosive fireworks are prohibited at Kitz Cabin and the surrounding common area.
- Fire extinguishers are available near the Cabin entrances in the event of an emergency.
- Trash bins are located outside of Kitz Cabin for cabin trash only (no household refuse).
- Notify the Association of any damages, non-working items, or issues you observe by BOD member or officer. Contact information is posted on the wall near the entrance to the locker room and on the Reserve Website.

Entertainment Center/TV

- Cable television/Internet service is provided at Kitz Cabin. WiFi password is kitzcabin.
- Video input jacks are available on the front of the television to connect personal equipment if desired.
- The TV shall be tuned only to "G" rated/ Family appropriate, Music, and Sport stations.
- The outdoor sound system should not be used before 9:00 AM and after 10:00 PM out of courtesy to other association lot owners.
- The TV remote shall always remain in the great room.
- If an owner or their guest loses or breaks the remote, it is owner responsibility to pay for the cost of replacement.
- A back-up remote will be kept in a safe location at the Cabin and should be used only if the remote is lost or broken.

- Please use common courtesy to all guests when operating the entertainment system/TV to ensure usage is not disruptive. The cabin is shared usage, and your choice may not be the consensus of all.

Cabin Keys

- Two complimentary key cards will be issued to each lot owner after closing.
- Additional cards for immediate family members are available for purchase for \$25.00 from the Association.
- The maximum number of cards shall not exceed the number of immediate family members.
- Access cards are for the use of owners and their guests only.
- Renters shall not have card access to the Kitz Cabin. Lot owners are responsible for strictly adhering to this policy. Violations shall result in the loss of owner cabin privileges until situation is remedied.
- Please report a lost key immediately so the key can be deactivated. Replacement keys may be purchased for \$25.00 from the Association.
- Please report any non-functioning key so a replacement can be obtained.

Lockers:

- Locker rentals are available on a first come, first serve basis for lot owners in The Reserve only.
- Locker rentals are not available to owners who have Association dues outstanding.
- Locker rentals renew annually as long as dues and locker rental fees are current.
- All owners must sign a rental contract. Locker costs and usage rules are contained in the rental contract.
- A maximum of one locker per lot owner has been allocated for lot owners with 4 family members or less. Two lockers have been allocated for families with 5 or more family members.
- "Extra" lockers that are available beyond the initial one (or two) described above may be rented on a year-to-year basis. These "Extra" lockers may not be available every year if demand increases.