

**BEAVER CREEK RESORT COMPANY OF COLORADO
COMMERCIAL ACTIVITY IN PRIVATE HOMES REGULATION**

Revised and Adopted June 27, 2024

1. **Title.** This regulation shall be known as the “Commercial Activities Regulation.”
2. **Purpose.** The purpose of this regulation is to: (i) prohibit the use of property in Beaver Creek for a commercial activity where (a) any Supplemental Declaration of Land Use Restrictions prohibits use of the property for a commercial activity unless the Resort Company has issued a written permit for such activity, and (b) the Resort Company has not issued a written permit for the commercial activity; and (ii) to provide for enforcement of the commercial activity prohibition through the imposition of fines. The Resort Company has the power to amend this Regulation from time to time, without notice.
3. **Definitions.** Unless otherwise stated, all capitalized terms used herein shall have the meanings given to them in the Amended and Restated General Declaration for Beaver Creek, Eagle County, Colorado, as recorded with the Clerk and Recorder of Eagle County, Colorado, on December 27, 1979, in Book 296, at Page 446, as amended from time to time (the “Declaration”) or the Articles of Incorporation for the Beaver Creek Resort Company.
4. **Commercial Activity Prohibition.** Unless an Owner has first obtained a written permit from the Resort Company, no Owner shall conduct, or permit, allow, or suffer any other person to conduct, any commercial activity on a Site if any Supplemental Declaration of Land Use Restrictions prohibits the use of the Site for a commercial activity in the absence of a written permit from the Resort Company; provided, however, that the term “commercial activity” shall not be construed to mean any activity that is specifically allowed as a use of the Site under the applicable Supplemental Declaration of Land Use Restrictions.
5. **Enforcement, Violations, Penalties, and Appeal.**
 - a. This regulation shall be enforced by the Beaver Creek Resort Company, the Beaver Creek Resort Company Security Department, or the Beaver Creek Design Review Board, or any authorized agent of the foregoing.
 - b. A violation of this Regulation shall be considered a violation of the Beaver Creek Resort Company of Colorado Standard Policies and Procedures (the “Standard Procedures”). Fines for all other violations shall be as provided for in Article IV. D. of the Standard Procedures.
 - c. Any request for a hearing or a hearing shall be requested and administered in accordance with Article IV. of the Standard Procedures.

- d. All decisions made in accordance with Article IV. of the Standard Procedures shall be final.