

# COMSTOCK HOA BEAR MOUNTAIN RESORT DIRECT SLOPE ACCESS POLICY

## Bear Mountain Resort Slope Access Background

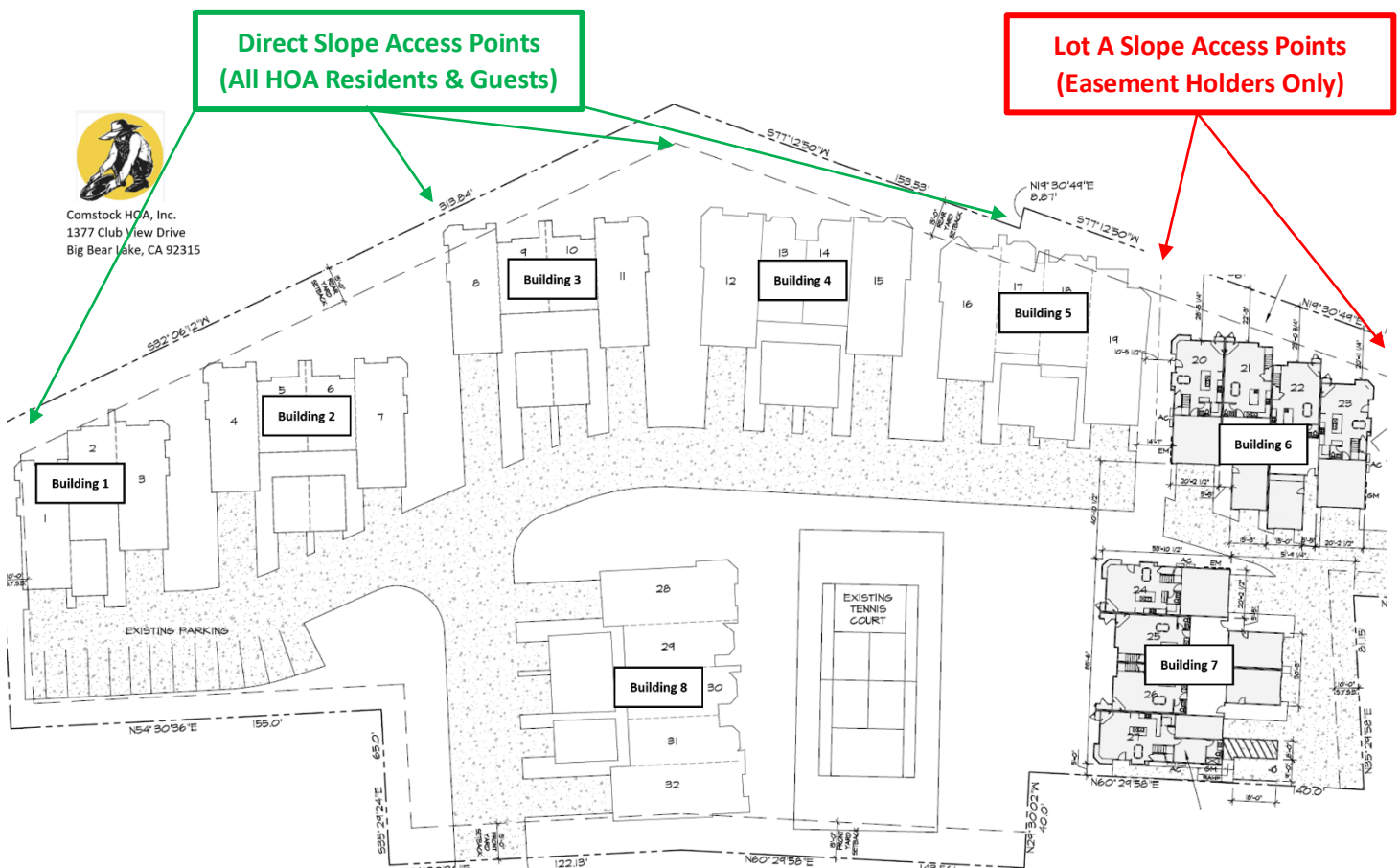
The Comstock HOA Community Owners and their Guests enjoy unique access to Bear Mountain Resort (“Resort”) facilities. The original project developer partnered with the Resort owner as well as other property owners to build-out Tract 12092 which includes the Resort, Comstock HOA, Bear Mountain Highlands HOA, Bear Meadows HOA, Wolf Creek HOA, the golf course, and other properties in the Lower Moonridge area. The developer arranged for and marketed The Comstock as having direct resort slope access, unique to The Comstock and Bear Mountain Highlands.

## General Direct Slope Access Rules

1. Comstock HOA Owners must be in good standing for their Residents and Guests to enjoy direct slope access.
2. The Resort can only be accessed during public operating hours.
3. Entry to Resort property requires a valid ticket or pass issued by the Resort.
4. Comstock HOA Residents and Guests must follow all Resort rules and obey any instructions given by Resort employees or their agents.
5. Direct Resort slope access is only through designated Comstock HOA access points (see map and instructions).
6. There may be limited occasions when the Resort restricts direct slope access for health and/or safety reasons.
7. Additional public Resort entrances are also available to Residents and Guests. Public entrances are not subject to these Comstock HOA Rules and Policies.

## Designated Direct Slope Access Points

The map below shows the Comstock HOA-designated direct slope access points. Access points adjacent to Buildings 1-5 are available to all Residents and Guests in good standing, although the most convenient location for each building/unit is outlined on the following pages. Access points adjacent to Building 6 over Bear Mountain Highlands Lot A are available to Bear Mountain Highlands Easement holders only.



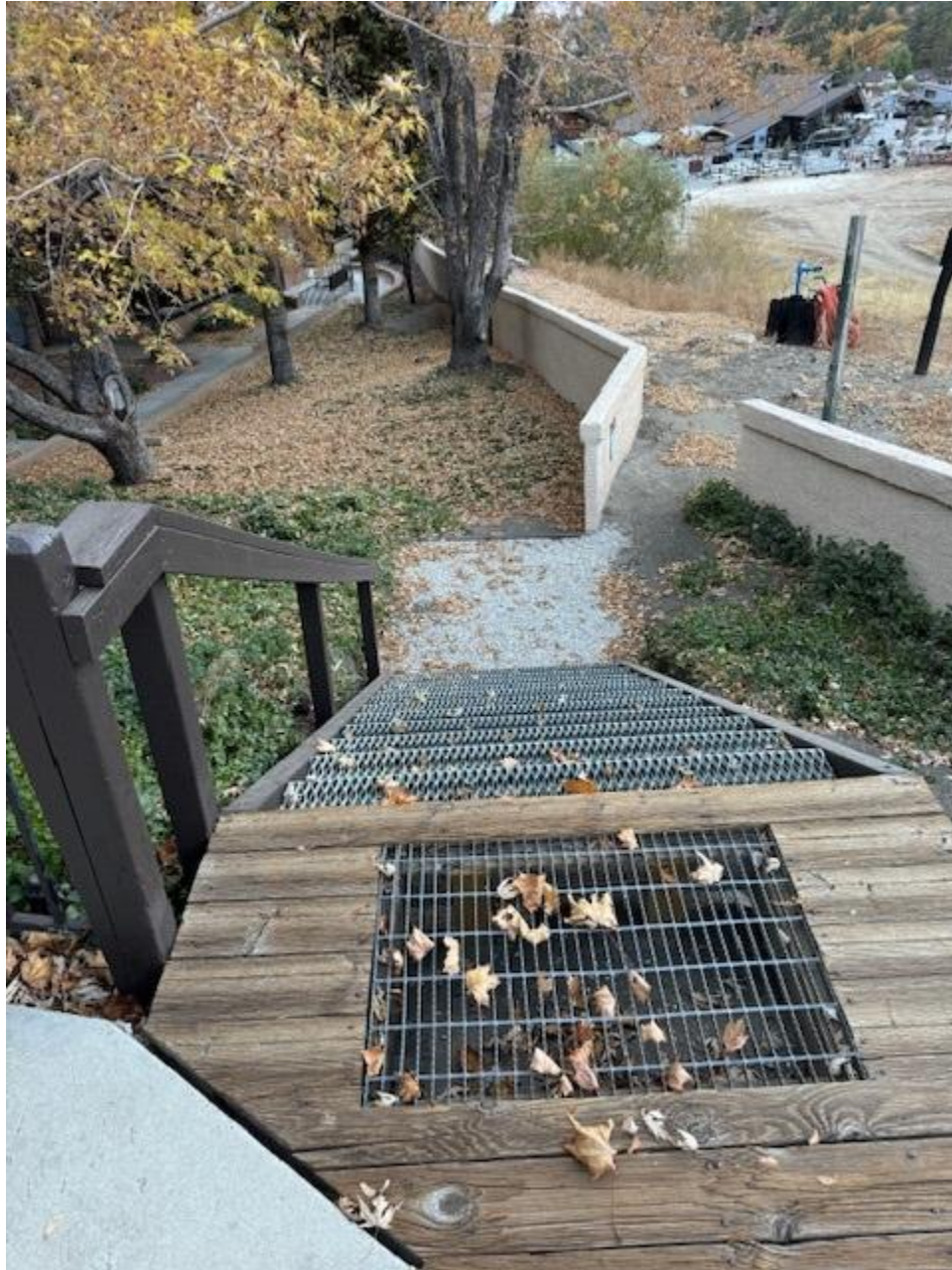
**Building 1, Unit 1 Access Point**

1. Most convenient to Buildings 1 and 2 (Units 1-7)
2. Building 1 & 2 residents access this location through Common Area adjacent to both buildings' patios
3. Building 2 residents also have access at Building 3, but across unmaintained landscaping



### **Building 3, Unit 8 Access Point**

1. Most convenient to Buildings 3 and 8 (Units 8-11 and 29-32)
2. Building 3 residents access this location through Common Area adjacent to Units 8-11 patios
3. Building 8 residents access this location across the road and Common Area path along east side of Building 3
4. This location provides additional access for Building 2 residents, but across unmaintained landscaping



**Building 4, Unit 12 Access Point**

1. Most convenient to Building 4 (Units 12-15)
2. Building 4 residents access this location through the Common Area adjacent to Units 12-15 patios



**Building 5, Unit 16 Access Point**

1. Most convenient to Building 5 (Units 16-19)
2. Building 5 residents access this location through the Common Area adjacent to Units 16-19 patios



**Buildings 6 & 7 Access Points (requires deeded easement to cross Bear Mountain Highlands Lot A)**

1. For the exclusive use of Units 20-27 through a deeded easement
2. Building 6, Units 20-23, have direct slope access across Common Area adjacent to patios
3. Building 7, Units 24-27 access across the Common Area paths adjacent to Units 20 and 23
4. Building 5, Units 16 & 19, also have easement access through Bear Mountain Highlands Lot A

***Note: Bear Mountain Highlands Lot A is private property, not part of the Comstock HOA project.***

