

Aspen Mountain Condominium Association
RULES AND REGULATIONS
Revision 2 – Amended February 19, 2009

[NAME OF RECORD: ASPEN INN APARTMENTS A.K.A., ASPEN MOUNTAIN CONDOMINIUM ASSOCIATION]

Walkways and Common Areas

1. Any common sidewalks, driveways, entrances, halls, stairways, and passageways shall not be obstructed or used by any unit owner for any other purpose than ingress to and egress from the units.
 - a. On the front side of the building (side with entrance doors) on floors 2 and 3, each unit is allowed to have either one bench (20" x 40") or a baby stroller but not both, along with a mat and a brush to wipe shoes. Nothing else will be allowed to block the walkway and if it is found, it will be removed.
 - b. On the backside (facing the parking) on floors 2 and 3, two small chairs are allowed (measuring no more than 30" x 30"), and one small table outside measuring no more than 24" x 24" (or 24" x 30"), along with a mat to wipe shoes. Anything else found outside the building will be removed.
 - c. Unit owners on the ground level have the right to either two small chairs plus a small table or have two lawn chairs (measuring 30" x 60").
2. Violators of these rules would be given seven (7) days' notice to remove the conflicting item, after which time the items in violation would be removed to the dumpster area for disposal.
3. The following is specifically not allowed outside on the walkways:
 - a. Garbage, not even for the moment (keep it inside the unit until it is moved to the dumpster).
 - b. In addition, garbage is not to be placed on top of the dumpster. If you are unable to lift the top, then store the garbage in a storage locker until such time as there is someone to put it in the dumpster for you.
 - c. Hanging clothes or drying clothes.
 - d. Potted plants.
 - e. Toys.
 - f. Barbeques on the 1st, 2nd, and 3rd floors. Barbeques will be available on the deck and the north side of unit 1A.

Parking

4. Vehicles shall be parked within designated parking areas. Illegally parked cars will be towed at the vehicle owner's expense.
5. Campers, boats, snowmobiles, trailers, and RVs should not be allowed to park in any of the parking areas. Violations of these rules will be charged \$25 per day.

Construction and Renovations

6. No work of any kind shall be done on the exterior building walls or on the general or limited common elements by any unit owner. Such work is the responsibility of the Association.
7. No exterior signs of any kind (other than the name of the owner or a building permit) may be placed on the exterior of the building nor on doors nor on any window.
8. No owner, resident, or lessee shall install wiring for electrical installation or for any other purpose, nor shall any television or radio antennas, machines, or air conditioning units be installed on the exterior of the project, including any part of the balcony, or that protrude through the walls or the roof of the condominium improvements except as may be expressly authorized by the Association.
9. Renovations: An owner shall not make structural modifications or alterations to the unit nor installations located therein without the prior written permission of the Board of Managers. Requests for such structural modifications or alterations must be in writing to the Board of Managers or to the Managing Agent, and include: a) a letter and/or plans describing the proposed modifications; b) a two-hundred-and-fifty-dollar (\$250.00) refundable security deposit to be used to cover the costs of any building repairs or cleaning costs as a result of such modifications or alterations; c) a letter from either the unit owner's or the contractor's insurance carrier holding the Association harmless for any damages and/or personal injuries that may result during such modifications or alterations; and d) a copy of the City of Aspen building permit.

Noise

10. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises and in using or playing or permitting to be used or played musical instruments, radios, television sets, amplifiers, and any other instruments or devices in such manner as may disturb or tend to disturb the occupants of other units, and the same shall not be played or permitted to be played between the hours of **10:00 p.m.**, and the following **7:00 a.m.**, if the same shall disturb other occupants of the condominium.

Trash and Garbage

11. A garbage/trash disposal unit is located at the southeast corner of the building. Here, "garbage/trash" refers to usual and normal household waste. The disposal unit is not to be used for demolition/construction waste as a result of remodels/renovations. For such demolition/construction waste, the owner or the contractor shall be required to arrange and pay for its disposal.

12. Trash is to be placed inside the dumpster and not piled on top of the dumpster and the dumpster locked. If your trash is identified, you will be charged \$100 for cleanup.
13. Wastebaskets in the laundry rooms are intended only for lint trap debris and the like. No food waste may be disposed of here.
14. Any damage to the general common elements or common personal property caused by an owner or the children of an owner or its guests shall be repaired at the expense of that unit owner.

Keys

15. The Managing Agent (or if there is no Managing Agent, then the Board of Managers) shall retain a passkey to each unit. The owner shall provide a key for the Managing Agent's use or the use of the Board of Managers. Lockouts are handled on a 24-hour basis. **A charge of sixty dollars (\$60.00) per incident is payable at the time service is rendered. If the guard responds to a lock out and the key provided doesn't work, the owner will still be charged the lock-out fee of \$60.00.**

Pets

16. **No Dogs are allowed on the property except for the current dogs in Units 1A and 1B which are "grandfathered in" until such time as the dog dies or the owner's move. Owners are permitted a maximum of one cat.** Renters are not allowed to have dogs or cats. Unit owners who violate these rules will be assessed \$25.00 for each day that they are in violation.
17. **The owners are still responsible** for cleaning up after animals and the cost of any damage caused by animals. The owner is required to maintain control of the animals and to insure that they in no way represent a nuisance, a hindrance, a danger, or a disturbance to other building occupants.
18. Permission for owners to have pets is revocable if an animal proves to be a nuisance, a hindrance, a danger, or is in any way a disturbance to other building occupants. Any complaint regarding kept animals must be in writing and addressed to the Managing Agent or to the president of the Board (if there is no Managing Agent), whereupon such written complaint will be presented to the owner or the person having control of the animal to cure.
19. In the event that the Managing Agent receives a second written complaint regarding an animal, permission to keep the animal will be revoked, and the owner or the person having control of the animal will have a maximum of seventy-two (72) hours to remove the animal from the property unless the animal poses an immediate danger, in which case the removal of said animal must be immediate.

20. Any owner whose permission to keep an animal has been revoked shall be given an opportunity to be heard by the Board at a time convenient to the Board. Until such meeting with the Board, the owner must comply with the timetable and conditions regarding the removal of the animal as set forth herein. If the animal is not off the property after seventy-two (72) hours, or sooner in the case of an animal posing a danger, a fine of twenty-five dollars (\$25.00) per day will be charged until the Managing Agent confirms that the animal is removed. It shall be the obligation of the owner to affirmatively prove to the Managing Agent that the animal is removed.
21. If a second violation of the same or a similar nature is committed by the same unit owner within one year, the daily fine shall be increased to fifty dollars (\$50.00) per day. On a third or subsequent violation of the same or similar nature within one year, the fine may be increased to one hundred dollars (\$100.00) per day. The imposition of a fine shall not preclude an action for injunctive relief and for damages. If a violation continues for more than ten (10) days without abatement, the Association shall file an action in order for the fine to continue accruing. [See "Animals and Fowl," a city law that will be enforced by the management as appropriate.]

Miscellaneous

22. Each owner shall provide name, mailing address, and telephone number of a tenant or a lessee, to the Managing Agent for security purposes.
23. It is the responsibility of every owner to provide a copy of these Rules and Regulations to every resident, renter, or lessee, and the same must be incorporated into every lease.
24. Electricity from our building should not be allowed to be extended off Aspen Mountain Condo Association's property or lot line. Violators will be assessed \$25.00 per day.
25. Complaints about any violation of the above rules must be submitted in writing, to the Managing Agent or to the Board of Managers, within seven (7) days of the incident, and must state the date, the time, and the nature of the violation. The Board will immediately notify the accused resident of the complaint. If the offending unit owner or occupant does not take a course of remedy, then the Board will impose fines as outlined above. The fine will be added to the offending unit's maintenance fees. If a unit owner refuses to pay such fines, then a lien will be placed on the unit for the shortfall, along with any legal fees incurred.
26. Owners and tenants are encouraged to notify the Managing Agent or the Board of Managers if any problems regarding the maintenance, cleanliness, or management of the property are observed.

ASPEN MOUNTAIN CONDO ASSOCIATIO

27 HOT TUB RULES

- 1) Hours: 10 a.m. to 10 p.m.
- 2) No children under 6 allowed in hot tub.
- 3) No pets allowed on deck area.
- 4) Children between 6 and 17 years old must be accompanied by an adult 21 years old or older.
- 5) Hot tub users must be checked out on use of hot tub.
- 6) No glass allowed in area. Use paper or plastic utensils.
- 7) Violations will be legally and financially enforced.
- 8) Before using area, users must review the rules.
- 9) Maximum temperature set at 102 degrees.