

SUNSET RIDGE HOMEOWNERS ASSOCIATION

1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266
Rules and Regulations
March 2008

The purpose of these rules and regulations is to preserve and protect the attractiveness of the property, and provide a healthy, safe, comfortable living environment for all who live at Sunset Ridge. NON-COMPLIANCE OF ANY OF THE RULES IS SUBJECT TO A FINE.

1. RENTAL LEASES

All rental leases shall be subject to the Articles of Incorporation, By-laws, Declaration of Covenants and these Rules and Regulations. Any failure to comply with the above will be in default under the lease. Owners are responsible for their tenants and guests. **Owners are responsible for giving tenants a copy of these Rules and Regulations, and notifying the Association (via Crystal Property Management) with names and phone numbers of new tenants.**

Covenants 5.11 Leasing and Restrictions on Alienation. A Unit may not be owned or occupied pursuant to a time-sharing arrangement described in Sections 38-33-110 to 113, Colorado Revised Statutes. A Unit Owner shall have the right to lease a Unit, provided that such lease shall be in writing and subject to the reasonable requirements of the Executive Board. Any lease shall be made expressly subject to this Declaration and all Association Rules. Any failure of a tenant to comply with this Declaration shall be a default under the lease and the Unit Owner shall be liable for any violation of this Declaration committed by the Unit Owner's tenant, without prejudice to the Unit owner's rights against the Unit Owner's tenant.

2. PETS

- a. No more than **2 neutered pets** shall be kept in a unit. No exotic animals will be allowed.
- b. Owners shall control their pet at all times; all dogs must be under direct supervision of their owner and on a leash if outside the unit.
- c. Pets shall not damage lawns, trees, landscaping or any property owned by the Association by urinating or dropping stools. **The pet owner shall immediately clean up and remove any stools deposited in the area.**
- d. Excessive dog barking anytime shall not be permitted.
- e. Pets shall be kept inside the unit and not in the garage or deck area for extended periods of time.
- f. There is currently a \$15/per month pet fee assessed to units where dog reside.

- g. Owners need to make sure a form is filled out and given to the property management company when a pet is residing in your unit.
 - h. There will be a \$25 penalty for non-compliance.
 - i. Pet fees will not be terminated until the day that an owner contacts the property management company (in writing) that the dog is no longer residing in your unit.
- 3. TRASH
 - a. Trash is to be placed only in the receptacles provided by the trash company. It is not permitted on the stairways, balconies, or outside garages.
 - b. **Trash receptacles shall be stored inside the garage**, and are only allowed outside on the day the trash is to be picked up.
- 4. BALCONIES
 - a. No storage is permitted on the balconies. They are to be kept neat and orderly.
 - b. There is to be no laundry hanging from the balconies.
 - c. Gas or electric grills, outdoor furniture and tasteful decorations in season will be allowed. **No charcoal grills and or smokers will be permitted on the premises as they are a fire hazard.**
- 5. EXTERIOR AND COMMON AREAS
 - a. No exterior antennas of any type shall be allowed on the property.
 - b. The Board of Directors must approve any exterior alterations, repairs, or anything that would alter the exterior appearance of the building.
 - c. Air conditioning units will be allowed provided that they match the general appearance of the unit in color. They shall be kept in good repair and shall not leak, vibrate or otherwise disturb an adjacent unit. **The air conditioner shall be removed during the winter months (generally October through March).**
 - d. Each unit shall be responsible for snow removal from their garage door to the asphalt. The Association will plow the asphalted areas.
 - e. There shall be no skateboarding, rollerblading, or bike riding unless it is to directly enter or exit the property.
- 6. NOISE
 - a. The units were not constructed sound proof. Please use common courtesy when adjusting the volume on radios, TV's, stereo's, running vacuum cleaners, etc., especially between the hours of 10:00 p.m. to 8:00 a.m.
- 7. PARKING
 - a. No vehicles larger than a ¾ ton pickup are allowed in the parking area.
 - b. **Units are allowed two vehicles per unit, both of which shall be parked in the garage.**

- c. Units shall register vehicles with the association, and shall update their records upon any change in vehicle.
- d. No parking is permitted in areas designated as such by signs.
- e. **Parking outside the unit is for VISITORS ONLY**, vehicles used by unit residents, their guests, or their tenants that are parked in this area will be towed or booted at the discretion of the Board. The charges incurred will be assessed to the unit owner.
- f. Garages have fixed dimensions; unit residence should take note of these dimensions before purchasing a vehicle or deciding to reside in a unit. There will be no exceptions to park large SUV's or work trucks in the VISITOR parking.
- g. No abandoned, unlicensed or inoperable vehicles are permitted in the Visitor Parking. These vehicles will be towed at the unit owner's expense.

8. HOMEOWNERS' ASSESSMENTS

- a. Dues and other assessments are due on the first of each month (unless other arrangements are made for special assessments) and are considered delinquent if not received by the 10th of the month. The Association may assess late fees as necessary.

9. OCCUPANCY RESTRICTIONS

- a. The Covenants under Article V, Property Use Restrictions, 5.1 General Restrictions. Sunset Ridge Villas shall be used only for the residential dwelling purposes subject to the applicable rules and regulations of all governmental authorities having jurisdiction. Permanent occupancy of any Unit shall be limited to two (2) adults or two (2) children per bedroom.

10. CHILDREN

- a. The open space and common areas are not provided in lieu of a park. While children may play in these areas they are to be supervised by an adult at all times.
- b. All rocks and landscaping are to remain where they are and should not be thrown on to grassed or asphalted areas.
- c. Children shall not be allowed to play on the retaining walls, balconies or stairways.

11. SAFETY AND RESPONSIBILITY

- a. It is recommended that any major appliance with the exception of refrigerator/freezers not be run while unattended. Appliances that are run unattended are subject to fire or plumbing hazards that are compounded by a multi-unit dwelling. Dishwashers/washers that malfunction could flood a unit and any unit below them, dryers and ovens that malfunction could burn a unit and potentially a building if there is no one there to stop such a problem.

- b. It is recommended that each owner and tenant have sufficient contents and liability insurance to cover their unit(s).
- c. Vacant and unoccupied units should be visited on a weekly basis to check for potential problems. Insurance coverage may be denied if units are not checked on a regular basis.
- d. There shall be no drugs used or sold on the property.

All residents are asked to use common sense when interpreting these Rules and Regulations. Please try to handle issues with your neighbors before reporting. All issues or violations of these rules are to be reported in writing to **Crystal Property Management, 1512 Grand Avenue, Suite 109, Glenwood Springs, CO 81601**. If fines are not paid and violations of these rules are not corrected, Owners will be turned over to a collection agency and/or a lien will be filed against the unit. These Rules and Regulations are taken from a portion of the Covenants filed for this property, and are not intended to take the place of these Covenants.