

WINDRIDGE CONDO RULES

1512 Grand Ave., Suite 109
Glenwood Springs, CO 81601
(970) 945-7266
September 2008

1. All units shall be used for residential purposes only.
2. The limit on occupants is four persons or single family, per unit. This includes guests, tenants and owners. Each unit cannot exceed four people at any time. There will be a \$50/week penalty for infraction of this rule.
3. No nuisances or annoyances are allowed, or any use which will increase the rate of insurance.
4. Property must be kept clean, sanitary and safe. No littering allowed. Trash must be placed INSIDE the dumpster.
5. No immoral or unlawful use is allowed.
6. An owner shall maintain the interior and back patio or deck of the unit in good repair, including fixtures. No work shall be done which impairs the structural soundness of the buildings or impairs an easement, or hereditament. All front and back deck areas must be shoveled and free of snow and ice.
7. No exterior alterations or additions can be made WITHOUT the written approval of the officers of the HOA.
8. No items shall be stored on any patios or decks which give an unsightly appearance to the buildings when viewed from the outside. Laundry MAY NOT be hung on the patio or deck area, in the front.
9. No dogs are allowed.
10. No business advertising signs allowed on or around the building.
11. Each condominium was assigned two numbered parking places, one against the fence and one against the rock wall. Parking must be assigned space only. No more than two vehicles per unit may be kept in the parking lot. A motorcycle shall count as a vehicle.
Each owner was given two parking stickers. Any vehicle without a parking sticker will be towed. If you or your tenant lose a parking sticker, you will be assessed a \$25 fine to replace the lost parking sticker.
12. No trailers of any kind shall be stored in the parking lot.
13. No campers or RV's are allowed to occupy a parking space.
14. All vehicles must have a current Colorado license plate.
15. No major mechanical repairs may be made on any vehicle in the parking lot.
16. No broken down vehicles shall be permitted to remain in the parking lot.
17. No vehicles shall be permitted to be washed in the parking lot.
18. No loud noise, yelling, loud music, etc., after 10:00 p.m.
19. Fire extinguishers and working smoke detectors are required in all units.
20. The officers of the association shall be able to enforce rules and impose fines as follows: Warning for first offense, \$25.00 for second and \$100 for third and thereafter. If the penalties are not paid by the owner in a timely fashion, the account will be turned over to an attorney for collection and/or lien on the unit.
21. The speed limit in the parking lot is 5 mph.

22. There will be a \$10 fine for assessments paid after the 10th of each month. For assessments past due for three months, the Board will decide whether a lien or foreclosure be started against a delinquent owner. The account will be turned over to an attorney for collection.
23. Owners shall cooperate with the officers of the association in regard to handling of tenants who violate the above rules.
24. All owners shall provide a key to the Board of Directors or the Association's property management company for chemical pest control and chimney cleaning. All tenants shall provide access for these services. It is recommended that non chemical pest control treatments be used for the following: in cases of severe respiratory illness or pregnancy, and when children under the age of 1 year reside in the unit. Extra costs for non chemical services will be incurred by the unit owner.
25. Owners must provide the Board of Directors with tenant's name, mailing address, and phone number within three (3) days of move in date. The Board will then provide the tenant with a copy of the Rules and Regulations. Upon receipt, all tenants must return a signed copy of the Rules and Regulations to Crystal Property management within 10 days.
Failure to provide CPM or the Board with a signed copy of rules and regulations will result in a 2nd notice, to serve a s a warning, and a fine will be assessed if a 3rd notice is required.
26. Cats shall be limited to two (2) per unit. At no time shall any pet (s) be allowed to become a nuisance. If ownership of an animal cannot be determined, Animal Control will be called.
27. No satellite dish larger than 20 inches in diameter will be allowed. The location of the satellite dish must be pre-approved by the Board. No satellite dish will be allowed on the roof.

Property Manager:
Crystal Property – (970) 945-7266
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