

MEADOWOOD HOMEOWNERS ASSOCIATION  
1512 Grand Ave., Suite 109  
Glenwood Springs, CO 81601  
(970) 945-7266

## RULES AND REGULATIONS

### NON COMPLIANCE WITH THE MEADOWOOD COVENANTS/RULES AND REGULATIONS MAY RESULT IN FINES TO THE UNIT OWNER

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 Meadowood.

### OCCUPANCY

- 1) Meadowood Condominiums shall be used for residential dwelling purposes only. Permanent occupancy of any unit shall be limited to two (2) adults or two (2) children per bedroom.
- 2) Meadowood Condominiums shall not be pursuant to any type of time share agreement.

### LIMITED BUSINESS ACTIVITIES

No business shall be operated at any residential unit with the exception of:

- 1) In home businesses conducted solely within the unit.
- 2) No services for "on site" customers is permitted.
- 3) Business does not increase flow of traffic/parking to complex.
- 4) No signs or external indications of a business are permitted.
- 5) Business does not generate noise, dust, smoke, odor, heat, or other offensive emanations.
- 6) Business activities associated with the sale of a unit are permitted.

### RENTAL LEASES

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. A lease shall be for a term of no less than one year.

All rental leases shall be in writing and 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 the Rules and Regulations, and notifying the Association (via Crystal Property Management) with names and phone numbers of new tenants and a copy of the signed lease. Unit owners are responsible for the actions/behaviors of their tenants/tenants guests and any damage incurred to their/other units or common area as a result of their tenants/tenants guests actions or behavior.

- 1) Leases must include the name/phone numbers of the tenants, duration of lease, and must then be delivered to the Executive Board or the Associations managing agent within thirty (30) days after such lease has been signed by the Lessor and the lessee.

- 2) Condominiums shall not be pursuant to any type of time share agreement.
- 3) All units are to be used for residential use only. No business shall be operated out of a residential unit.

#### PETS

- 1) One pet may be kept per unit owner. Tenants are not permitted to have pets.
- 2) Only cats and other non-exotic household pets shall be permitted at Meadowood.
- 3) No dogs shall be allowed in any unit except for Seeing Eye dogs.
- 4) Each pet permitted by the Homeowners Association (HOA) must be registered with the Homeowners Association as to the type, and must include any other pertinent identification information.
- 5) Any changes/additions in pets must be reported to the HOA within thirty (30) days of the change/addition.
- 6) All cats must be neutered or spayed.
- 7) All pets must be kept in the interior of the unit, and shall not be permitted on decks, and parking areas.
- 8) Pets shall not be permitted to run at large at any time, or cause nuisance by noise or otherwise.
- 9) All pet waste must be removed immediately from the common areas and disposed of in a trash receptacle.
- 10) No other animals, livestock, or poultry of any kind shall be kept, raised or bred on any portion of the property.

#### ADVERTISING

- 1) No advertising or signs of any character shall be erected or permitted on any unit unless approved by the Executive Board. Real Estate and rental signs are acceptable.

#### UNIT MAINTENANCE

- 1) Each unit shall be maintained in a good, clean, attractive and sanitary condition and the repairs shall be consistent with the requirements of a first class residential development. The unit owner is responsible for the repairs to the interior of their unit.
- 2) The owner of any unit to which any common element is allocated shall be responsible for the removal of snow, leaves and debris from the same.
- 3) No trash, storage, litter, junk, boxes, containers, cans, bottles, equipment or machinery shall be permitted to accumulate or be dumped anywhere on the property. There shall be no burning of refuse or solid waste. Each unit must use the central receptacles for the temporary storage and collection of solid waste. Trash must be inside the trash container. No appliances, furniture, computers, paint, tires, hazardous materials, or other large items may be left for trash pick up. Each unit shall be kept free of offensive odors and rodent/insect infestations at the unit owner's expense.
- 4) No storage of any kind is permitted on the decks. Decks must be kept clean and free of debris. No barbeques are permitted, or anything that may puncture the rubber membrane of the deck.
- 5) No exterior fires are permitted. No unit owner shall create a fire hazard or violate fire prevention regulations.
- 6) Each unit shall have an identifying unit number. Placement of that number will be determined by the Executive Board.
- 7) No flood lighting, security lighting or other types of high intensity lighting is permitted without the approval of the Executive Board.
- 8) No obnoxious or offensive activity shall be carried out on the property, nor shall anything be done or permitted that shall constitute a public nuisance.

- 9) No exterior horns, whistles, bells or other sound devices except security devices approved by the Executive Board shall be placed or used on any portion of the property. Unit owners shall not allow any noise or disturbance from their units that may be disturbing or offensive to the neighboring units.
- 10) Washers and Dryers are not permitted in any unit.

#### EXTERIOR AND COMMON AREAS

- 1) Smoking is prohibited in all units, and common areas of the complex.
- 2) No exterior antennas, satellite dishes, or audio visual reception devices may be erected without written permission from the Executive Board. Satellite dishes and exterior antennas are not allowed to be mounted to the siding or roof – they must be put on a movable post on the deck.
- 3) No exterior alterations shall be permitted unless first approved in writing by the Executive Board. Nothing may be altered, attached, repaired, or changed to exterior portions of the buildings without written consent of the Executive Board.
- 4) No type of refrigeration, cooling, or heating apparatus shall be permitted on the roof or elsewhere without approval of the Executive Board.
- 5) No structures temporary / non-temporary including sheds, trailers, outbuildings shall be placed or erected at the property without prior written approval from the Board.
- 6) Unit owners shall be responsible for all damage to common areas as a result of the actions of their families, pets, tenants, guests, employees, contractors, agents, etc.
- 7) No person(s) shall obstruct/interfere with the free use of walkways, driveways, drainage structures, or any other common elements. There shall be no skateboarding, rollerblading, or bike riding unless it is to directly enter or exit the property
- 8) No storage, waste, or obstructions are allowed on Association common elements including but not limited to toys, bicycles, bulk items, and personal items of any kind. Any such items left unattended on Association Property may be deemed without value and disposed of at the Associations option without liability to the Association.

#### PARKING

- 1) No more than two (2) vehicles per two bedroom unit, and one (1) vehicle per studio unit are permitted on the property.
- 2) Owners shall park in designated parking places assigned to each unit and each vehicle shall be registered with the HOA by type, year, color, license number, etc.
- 3) No trailers, boats, trucks (larger than 1 ton), motor homes, snowmobiles, jet skis, or any other recreational vehicles / commercial vehicles may be parked at the property.
- 4) No abandoned, unlicensed/non-registered, or inoperable vehicles are permitted in the Community. Abandoned vehicles are those that have not been driven under their own propulsion for more than three weeks and have been stored on the property.
- 5) Vehicles not removed within seventy two (72) hours after notification will be towed/booted at the unit/vehicle owner's expense.
- 6) No maintenance, repair, dismantling or servicing of any kind to vehicles, boats, motorcycles, recreational vehicles etc. may be performed or conducted at the property.

#### HOMEOWNERS' ASSESSMENTS

- 1) 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 15<sup>th</sup> of the month.
- 2) The Association will assess late fees of 5% of each past due installment.

#### CHILDREN

- 1) Children at play in the common areas are to be supervised by an adult at all times, and at their own risk.

#### SAFETY AND RESPONSIBILITY

- 1) Homeowners/tenants shall not engage in any conduct which constitutes a felony, willful or malicious damage to or destruction of any property of the Community.
- 2) Homeowners/tenants shall be courteous and considerate towards neighbors and not engage in any conduct which constitutes an annoyance to other owners/tenants. Radios, stereos, TV's shall be used at a low volume between the hours of 10:00 p.m. to 8:00 a.m.
- 3) No gasoline, hazardous materials, explosives, volatile substances may be stored at the property.
- 4) No firearms may be discharged at the property.
- 5) No open fires are permitted at the property.

#### FINE AND FEE SCHEDULE\*\*

Late Charges for Condo Assessments (Dues are due on the 1<sup>st</sup> and late on the 20<sup>th</sup>) - \$25 per month

Unauthorized Signage/ Storage - \$50

Illegal or Disruptive Parking - \$50 plus booting and or towing costs

Loud Noise - \$50

Unauthorized Pet - \$50

Occupancy Violation - \$50

Smoking Violation - \$50

Other Unlisted Violations - \$50

Unapproved Satellite (immediate fine) - \$100 plus repair cost to the building

Violators will have a 10 day period (ten days) from the date of notification of the violation to either cure the violation or request a formal hearing with the Board to contest the violation. Failure to cure the violation or request a hearing with the Board will result in subsequent fines on an increasing scale. Should the Board find at the hearing the violation to be valid, the applicable fine will be due immediately.

\*\* The fine and fee schedule may be modified by a majority vote of the Board of Directors

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 the Covenants.