

## ROARING RIVER LODGES CONDOMINIUM ASSOCIATION RULES & REGULATIONS

Rentals

1. → PETS

NO PETS (OTHER THAN FISH) ARE ALLOWED IN ANY UNIT OR ON THE COMMON ELEMENTS OR COMMON AREAS OR ANY PART THEREOF. UNIT OWNERS ARE RESPONSIBLE FOR THE PRESENCE OF ANY ANIMALS IN VIOLATION OF THIS RULE AND WILL BE FINED \$25.00 FOR THE FIRST INCIDENT, \$50.00 FOR THE SECOND INCIDENT, \$100.00 FOR THE THIRD AND EACH SUCCESSIVE INCIDENT. OWNERS ARE RESPONSIBLE FOR THE CLEANING UP OF ANY FECES DEPOSITED BY THEIR ANIMAL.

2. NOISE

NO LOUD, DISTURBING OR OBJECTIONABLE NOISES SHALL BE MADE INDOORS OR OUTDOORS BY OCCUPANTS OR GUESTS INCLUDING, BUT NOT LIMITED TO, YELLING, STOMPING OF FEET, PLAYING OF MUSICAL INSTRUMENTS, RADIOS, STEREOS, TELEVISION SETS, AMPLIFIERS, OR OTHER DEVICES IN SUCH A MANNER AS MIGHT DISTURB OTHER OCCUPANTS. OWNERS OR UNITS RECEIVING A NOISE COMPLAINT WILL BE FINED AS FOLLOWS: FIRST OFFENSE \$25.00, SECOND OFFENSE \$100, THIRD AND SUCCESSIVE OFFENSES \$200. ANY UNIT WITH MORE THAN THREE NOISE COMPLAINTS WITHIN A SIX (6) MONTH TIME PERIOD.

3. PARKING

ANY VEHICLE THAT IS FOUND IN VIOLATION OF ANY OF THE PARKING RULES LISTED IN ADDENDUM 1 IS SUBJECT TO BEING TOWED, BOOTED, OR MOVED IMMEDIATELY AT THE OWNERS EXPENSE.

- A. Any permitted vehicle that is not moved at least once per week must be removed or will be ticketed, booted, or towed.
- B. Within 24 hours of a snowfall that requires plowing, vehicles must be moved to a cleared space. Any vehicle owner that is leaving town during the winter months must make arrangements with friends or leave keys at the office so the car is moved as set forth herein, or else be in violation of these rules.
- C. All vehicles must bear current license plates and be in operable and drivable condition. Vehicles not in compliance will be allowed 48 hours after notice is placed on the vehicle before being deemed in violation of this rule. No parking is allowed anywhere on the property for inoperable vehicles. Permits are issued to residents for their specific vehicle and unit. Permits are not transferable between vehicles.
- D. All vehicles must be parked straight in (not angled or sideways) so that they do not occupy a space in excess of 9 feet in width. No vehicle shall be parked in such a way that any portion of the vehicle or attachments thereto are extended out into drive areas in excess of 18 feet (measured from the face of curb or wall), in which case 20 feet is allowable. Any vehicles that do not comply with these provisions are not allowed to park anywhere on the property.
- E. All parking signs must be observed. Head-in-parking only is allowed along the entire length of the building parking areas where the signs indicate. Signs designating no parking areas exist in various locations and must be observed. No vehicle shall be parked in such a manner as to impede or prevent ready access to any building or walkway entrance or in such a manner that obstructs the drive areas or ingress and egress from any parking spaces.
- F. The speed limit for the entire property is 10 MPH.
- G. RV: Boats, trailers, non-passenger vehicles and other related accessories are prohibited in the parking lot.
- H. There is to be no lighting fixtures of any kind placed onto, or applied to any common areas.
- I. There are to be no wood pallets, crates, or boxes to be stored or left alongside of any buildings.
- J. No items of any kind can be stored along side of any buildings.
- K. Cartons must be broken down and should be recycled at the recycle center near the Basalt Downtown area on highway 82.



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- G. The speed limit for the entire property is 10 MPH.
- H. Boats, trailers, non passenger vehicles and other related accessories are prohibited in the parking lot.

ANYONE VIOLATING THE RULES AND REGULATIONS (4 THRU 14) SET FORTH BELOW IS, ALONG WITH ALL OTHER REMEDIES AVAILABLE TO THE ASSOCIATION, SUBJECT TO A FINE IN THE AMOUNT OF \$25.00 FOR EACH OCCURRENCE. THE CONTINUATION OF A VIOLATION FOR A PERIOD IN EXCESS OF 24 HOURS AFTER NOTICE IS GIVEN BY MANAGEMENT TO CORRECT THE VIOLATION WILL RESULT IN AN ADDITIONAL FINE OF \$25.00 PER DAY UNTIL THE VIOLATION STOPS. ALL FINES ARE THE RESPONSIBILITY OF THE UNIT OWNER WHETHER VIOLATIONS ARE COMMITTED BY THEM OR THEIR TENANTS OR GUESTS.

- 4. No mechanical work of any nature is permitted to be performed on vehicles on the property. The only type of work allowed is changing a tire or jump starting a battery. No washing of vehicles or recreational equipment on the property.
- 5. No articles shall be placed on or in any of the common elements except for those articles, which are the common properties of all unit owners. If such articles are found in common areas, they will be removed by management at the expense of the owner of said articles, in addition to any fines charged.
- 6. Bicycle racks are located in various places on the common property. Any bicycles found tied to or under any stairway or hallway railing or in any other space not specifically designated as bike storage are not allowed and will be removed by the management. The management is not responsible for any damage to bikes or locks that might occur as a result of enforcing this rule.
- 7. ?? Permanent occupation of any unit is limited as follows: Studio - 2 people; 2 bedroom - 4 people; 1 bedroom - 2 people; 3 bedroom - 5 people.
- 8. Common sidewalks, driveways, entrances, hallways, stairways, or passageways shall not be obstructed or used by any unit owner or any other person for any other purpose than to enter and exit from the unit.
- 9. Nothing is to be hung from or displayed on balcony railings, patio fences or stairways. Nothing stored on balconies shall be visible above or over the balcony railing. Exceptions may be granted by the board of governors for the neat, uncluttered storage of skis in an upright position. Visible patio areas shall be kept clean, neat and uncluttered in the sole opinion of the board of governors. Patio furniture and neatly stacked firewood are acceptable. No objects of any kind are allowed to be hanging from overhead balconies or soffits. "Visible" is defined to be any area of the project that can be seen from the street, parking areas, walkways or the common areas.
- 10. No flammable or combustible materials shall be stored in any common or other unit storage area.
- 11. Disposition of trash by unit owners and guests shall be only by the use of common trash and garbage facilities. Ashes from woodburning stoves must be completely cold before being disposed of in the designated receptacle. Placement of trash in any other area of the property other than designated trash receptacles is a violation of these rules.
- 12. Rules applying to the recreation are included in these Rules & Regulations and attached hereto as Addendum A.
- 13. No electrical, gas, charcoal, or woodburning grills shall be permitted to be stored or used on the common areas or on balconies.



14. Persons under 12 years of age are to be supervised by a responsible adult at all times.

**REGULATIONS REGARDING OWNERS RESPONSIBILITIES & MANAGEMENT PROCEDURES**

15. The Association shall not be liable for any loss of or damage to articles stored in any common or other storage areas.
16. Any damage to the common elements or common personal property by an owner, a child of an owner, a guest of an owner or a tenant shall be repaired at the expense of that unit owner. Unit owners are responsible for the actions of the occupants and guests of their unit at all times. All fines for violations are the responsibility of the unit owner.
17. Any damage to the interior of any part of any unit resulting from the negligence of the owner or tenant of another unit is the financial responsibility of the owner of the unit from which the damage was caused. Such damage shall be repaired and the property shall be restored substantially to the same condition as existed prior to the damage. Failure to maintain grout and caulking in bath area, wax rings at the base of toilets, or to prevent overflows from baths and sinks are examples of owner negligence and the Association is not responsible for any damage of this kind.
18. Any lease of a Roaring River Lodge must include an executed Lease Rider (Exhibit A to these Rules & Regulations) and a full copy of these Rules & Regulations as attachments thereto. Copies of all signed Lease Agreements must be delivered to the Roaring River Lodges Condominium Association Management office prior to the commencement of occupancy. **OWNERS NOT COMPLYING WITH THE LEASE RIDER RULE WILL BE FINED \$200 PER INCIDENT. OWNERS FOUND VIOLATING THE TWO-2 WEEK RENTAL RESTRICTION AS SET FORTH IN THE DECLARATIONS WILL BE ASSESSED \$2,000 PER VIOLATION.**
19. ?? Management must be supplied with keys to all front door locking devices.
20. ?? Management will admit registered owners and tenants who have been locked out of the unit during office hours for no charge. If access is required by an entity other than management, a \$25 lock-out charge will be assessed to the unit.
21. Solicitation is not permitted on the Roaring River Lodges Condominium Association property. Owners are requested to notify management or security if solicitors are seen.

