

COLUMBINE CONDOMINIUM HOMEOWNERS ASSOCIATION HOUSE RULES

* NEW/UPDATED 4/14/2018

INTRODUCTION

These House Rules have been developed for the Owners and Residents of the Columbine Condominium in Breckenridge, Colorado. Over the years, questions and issues have been raised and it was determined that a document set of rules was needed. We urge you to communicate these rules to your rental agents, tenants and guests to ensure an enjoyable residency. These rules provide a framework to operate by, and we believe they are comprehensive and complete. However, at any time the need to expand or modify these rules might arise; we encourage your suggestions and input to that process.

HOUSE RULES

- 1) The public hallways and stairways of the building shall not be obstructed or used for any purpose other than to enter and exit the apartments in the building.
- 2) No one shall be permitted to play in the public halls, courts or stairways. All persons are expressly forbidden to go on the roof. Loitering or playing in the garage area is expressly forbidden.
- 3) No common area shall be decorated or furnished by anyone in any manner without the prior consent of the Board. Third floor owners are allowed to install one bench on the third floor landing adjacent to their unit. For seasonal decorations, see House Rules #5.
- 4) No Owner or Resident shall make or permit any disturbing noises in the Building or do anything which will interfere with the rights, comfort or convenience of other residents or tenants. No Owner or Resident shall play musical instruments or permit the operation of radios, televisions, stereos or other devices in such manner as to disturb or annoy other occupants of the building. It is also requested that care is taken to minimize the noise while on the stairs, in the stairwells and closing the doors.

No construction or repair work or other installation involving noise shall be conducted in any apartment except on weekdays (not including legal holidays) and only between the hours of 9:00 AM and 5:00 PM.

- 5) No article shall be placed in the halls or on the staircase landings, nor shall anything be hung from the doors or placed upon the windowsills on the building with the exception of seasonal decorations. Third floor owners are allowed to place one bench on the landing across from their unit door.
- 6) No awnings, window air conditioning units or ventilators shall be used in or about the building except as shall have been expressly approved by the Board or the managing agent. Also, no items shall be projected out of any window of the Building without similar approval.
- 7) No sign, notice or advertisement shall be placed on any window or other part of the Building, except as shall have been approved by the Board.
- 8) No ski equipment, bicycles, scooters or similar vehicles shall be allowed to stand in the public hallways, common areas or passageways. Bicycle storage is available in the garage area and its use is encouraged. Bicycles may be stored on balconies and in apartments as well, but under no circumstances are to be left in hallways, stairways or common areas.

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- 9) Garbage and refuse from the apartments shall be disposed of in such a manner as the Board and Property Manager shall designate. Recycling laws as imposed by the Village of Breckenridge must be complied with.
- 10) Rules governing animals are as follows:
- A) No bird or animal may be kept in the building unless the same, in each instance, has been expressly permitted in writing by the Board. Such permission will only be extended to an Owner. It shall be revocable by the board at any time and the granting of such permission may be subject to such conditions as may be imposed by the board.
 - B) ADA rulings governing the rights of people with working dogs i.e. Seeing Eye dogs, supersede any such house rules.
 - C) The following rules shall apply to any pets that have been approved by the board:
 - i) In no event shall such pet be permitted in any of the public areas of the building or common areas unless carried or on a leash.
 - ii) Owner shall be responsible for any damage to the building or common areas caused by any pet.
 - iii) Owner shall be responsible for the removal and cleanup of any pet feces deposited in the Building or common area.
 - iv) No owner may permit his pet to become a nuisance or menace to the community or any resident thereof.
 - v) Any unleashed pets found running loose shall be reported by the management to the appropriate Town facility for removal from the property.
- 11) No radio or television aerial or satellite dish shall be installed, attached to or hung from the exterior of the building.
- 12) The laundry room is located in the middle of the garage area. The Owners and Residents are allowed to use the Laundry facility at any time of the day. Laundry is not permitted to remain in the washers or dryer's overnight, and any refuse is to be deposited in the garbage bins available in the laundry room. Any problems with the machines should be reported to the Laundry Company immediately. The Laundry Company phone number is posted in the laundry room.
- 13) The floors of each apartment shall be covered with carpeting with the exception of the kitchen, bath, hallway (not applicable to 1 bedroom units), closets and foyer areas.
- 14) The appearance of the building must be consistent and conform to the overall décor of the building. This includes exterior door decorations, window treatment, door mats and porch deck contents.
- A) Doors – Permanent modifications are not permitted. Temporary seasonal decorations are allowed.
 - * i. With prior board approval owners may install a Schlage Smart lock and matching knob (model number Schlage BE 479 CAM 716 in Aged Bronze, Approved knob is model F10 GEO 716 CAM in Aged bronze). The door deadbolt lock must match existing keys and master key

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system so that Four Seasons can continue to gain access to owner's unit. Please contact Four Seasons for the locksmith that controls the master key system for The Columbine.

- B) Windows – The exterior side appearance of drapes, curtains, shades, etc. is to be limited to white, off-white or beige. This gives the building a more homogeneous appearance and does not clash with the exterior color. Temporary seasonal lighting is allowed.
- C) Porch Decks – Charcoal grills represent a serious fire hazard and are prohibited on porch and roof decks; however, they may be used on the ground surrounding the building. Propane gas grills are permitted on the porch and roof decks; however, we recommend keeping a fire extinguisher within reach. Other storage usage is forbidden.
- D) Roofs – Access is restricted to maintenance personnel only.
- E) Roof Decks – Use of the roof decks are restricted to the 3rd floor residents only, and all rules applying to the porch decks apply to the roof decks. No construction of additional walls, flooring, roofing or sheds is permitted. Access to the roof for the maintenance staff may not be blocked or obstructed by items placed on the roof decks.
- F) Lock boxes – Hanging lock boxes from the door knob is not permitted. Only one lock box per unit is allowed and

All lock boxes must be:

- i) Mounted on the hinge side of the door jamb
- ii) Mounted on the inset of the hinge side door jamb
- iii) Lock boxes must be of a neutral color and may not be wider than the width of the door jamb (4 ½” jamb width)
- iv) Mounting height must be between 4 and 6 feet from the ground

- 15) No Owner or Resident shall install any plantings of any kind in the common areas without prior approval of the board or property manager.
- 16) Firewood – The homeowners association will no longer provide firewood after August 2000. Individual owners may purchase firewood and store it on their balcony. The amount of firewood stacked on each balcony at any one time shall not exceed an area larger than 66” long by 44” high and 18” deep. This limitation is imposed due to the weight limitations on the balcony.
- 17) Should the Village of Breckenridge imposes “No Burn” days or restrict the type and usage of wood-burning fireplaces and charcoal grills, these house rules will be considered amended by such policies.
- 18) The agents of the building, or any contractor or workman authorized by the building, may enter any apartment at any reasonable hour of the day for the purpose of conducting work or inspecting such apartment to ascertain whether any measures are necessary or desirable. This may occur at times when the unit is unoccupied or occupied. See house rules rule #4 for the definition of reasonable hours.
- 19) In the event an Owner or Resident violates any of these house rules, the board may levy a fine against the Owner in an amount not to exceed \$25 per day for any one violation. For each day a violation continues

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after such notice, it shall be considered a separate violation. The fine(s) shall be considered an obligation of the homeowner and will incur appropriate late fees and interest charges. If the owner fails to cure such violation, and pay such fine within the prescribed time period, the board may impose additional fines and the failure to cure the violation may result in a lien being placed on the property.

- 20) Each unit is assigned a parking space in the underground garage. In addition, there is limited parking available on the asphalt paving, however, parking permits are required. Cars parked above ground without the appropriate permits will be towed at the owners or residents expense. It is strongly encouraged that owners and residents utilize the parking spaces in the garage. Vehicles that are not in a drivable condition or are not licensed/registered may not be stored in the parking garage.
- 21) These house rules may be added to, amended, or repealed at any time by the resolution of the board of directors.
- 22) Modification to units – As defined in our Declarations, any modification to a unit requires prior notification and approval by the Association Board of Directors. Normal interior maintenance limited to painting, wallpapering or replacing existing appliances need not be reported. During construction or modification to a unit, the owner may not store items on association property above ground or below ground (except in the unit's designated storage lockers.) Construction debris may not be placed in the Columbine dumpster unless prior arrangements are made with the property management company to schedule an extra garbage pick-up. Expense for the extra pick-up is to be borne by the owner requesting it.
- 23) Late Fees – The imposition of late fees for monthly association dues and special assessments is defined in the Association Declarations. Late fee charges are assessed at a monthly rate of \$50.00 plus 1.5% on the unpaid balance. Any owner who is delinquent 60 days or more on association dues, assessment payments, or any other amount owed to the association may be denied services (such as water, cable, etc.) or access to his or her unit. If any owner is delinquent 90 or more days on any amount owed to the association, a lien may be placed on the owner's unit by the association. In addition to payment of all amounts owed to the association, the owner will also be responsible for all costs and legal fees associated with the denial of services or the placement of a lien.
- 24) The Association will not reimburse more than \$500 towards a Homeowner's insurance deductible when an owner files a claim with his or her homeowner's insurance company in connection with interior damage caused by common elements that the association is responsible for repairing.
- 25) The Annual Homeowners Workday of the **Columbine Condominium Association** will take place on the first **Saturday of August** in Breckenridge, Colorado in conjunction with the Annual Homeowners meeting. A \$200 special assessment will be levied against all units; however, this fee will be waived for any and all units represented in person for the workday.

Definition of Terms

Owner - Person(s) or entities having legal title to the unit.

Residents - Long term or short term occupants of the unit.

Maintenance Staff - Staff employed by the property management company as well as any staff employed by a contractor or service provider we have contracted for service with.

Reasonable Hours - Weekdays Monday through Friday 9:00 AM to 5:00 PM.