

VICTORIAN RIDGE/ABBETT'S ADDITION TOWNHOMES

April 24, 2006

Rules and Regulations

These House Rules have been developed for the Owners and Residents of the Victorian Ridge/Abbett's Addition Townhomes 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.

1. Any common sidewalks, driveways, entrances, halls, stairways and passageways shall not be obstructed or used by any unit owner for any other purpose than ingress to and egress from the units.
2. Except as to the areas termed limited common element no article shall be placed on or in any of the general common elements except for those articles of personal property which are the common property of all of the unit owners.
3. The garage of each unit is the primary parking space for that same unit. A second vehicle per unit is allowed to be parked on the property with a valid parking permit displayed at all times. Vehicles parked improperly or those without a valid parking permit will be towed without notice at the Owner's expense. No vehicles belonging to, or under the control of a unit Owner, a member of their family or guest, tenant, lessee or employee of a unit Owner, shall be parked in such a manner as to impede or prevent ready access to any entrance or exit from the garages or parking areas. All vehicles must be removed from the parking areas for snowplowing, by 8:00 am each morning, when snowfall of three inches or more occurs overnight.
4. No work of any kind shall be done upon the exterior building walls, or upon the general or limited common elements by any unit owner. Such work is the responsibility of the Association.
5. No owner, resident or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antennae, satellite dish, machines or air conditioning units be installed on the exterior of the project, including any part of the balcony, or that protrudes through the walls or the roof of the condominium improvements except as may be expressly authorized by the Association.
6. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made, loud, disturbing or objectionable noises, and in using or playing or permitting to be used or played, musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb owners, tenants or occupants of other units, and the same shall not be played or permitted to be played between the hours of 11:30 pm and the following 8:00 am.

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7. Disposition of garbage and trash shall be only by the use of common trash and garbage facilities. No trash or garbage shall be left or kept anywhere on the property except in the designated area.
8. The balconies, terraces, decks or patios shall be used only for the purpose intended and shall not be used for hanging garments or other articles or for cleaning rugs, household articles or other items. No rugs or other materials shall be dusted from windows, balconies, decks or patios by beating or shaking.
9. No cats, dogs or other animal, bird or reptile (hereinafter for brevity termed "pets") shall be kept, maintained or harbored in the units or on the Victorian Ridge/Abbett's Addition Townhomes property except those pets personally owned by a Unit Owner. Permission for a Victorian Ridge/Abbett's Addition Townhome Owner to have their personally owned pets on the condominium grounds is revocable if the pet becomes obnoxious to the other Owners, guests or tenants, in which event the Owner of the pet will be given written notice to correct the problem. If the problem is not corrected, the Owner will be given written notice to permanently remove the pet from the premises. A fine of \$25 per day for each day an infraction against this rule continues shall be assessed against the respective Unit Owner, by the Association, or if a tenant or guest of such Owner is found to have a pet on the premises. Owners shall be responsible for the removal and cleanup of any pet feces deposited in the complex or common area.
10. The Association assumes no liability for nor shall it be liable for any loss or damage to articles stored in any common or other storage area.
11. The Managing Agent, or, if there is no Managing Agent, then the Board of Managers, shall retain a passkey to each unit. In the event that an owner obstructs the retention of a passkey, the Managing Agent or, if there be none, the Board of Managers, its employees and/or agents may make a forcible entry into such unit when the Managing Agent or Board of Managers believes that an emergency requiring such entry exists. The owner shall have no recourse for any such forcible entry against the Managing Agent or Board of Managers or the person or persons who actually effect such forcible entry.
12. 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.
13. 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.
14. *Revised and Combined with Rule #3 - April 2006*

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15. Each Homeowner shall be responsible for any and all damage(s) caused by their unit, families, guests, tenants, agents, pets, etc., to other units and common areas regardless of whether such damage is occasioned by accident, negligence or malice. Each Homeowner shall pay for such damages and restitution promptly.
16. 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 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 does not 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.

The foregoing Rules and Regulations are subject to amendment and to the promulgation of further regulations pursuant to the Condominium Declaration and Articles of Incorporation and By-Laws of the Association.

Adopted April 2006