

AVALANCHE CONDOMINIUM OWNERS ASSOCIATION, INC.

RULES AND REGULATIONS

A. Those portions of the General Common Elements utilized for ingress to and egress from the Condominium Units including, without limitation, stairs, stairways, stairwells, interior and exterior walkways, shall not be obstructed or used for any purposes other than for ingress to and egress from the Condominium units, nor shall the same be utilized for the storage or placement of furniture, articles or pets, including, without limitation, plants, boxes, shopping carts, bicycles, baby carriages, etc.

B. No owner or occupant shall make or permit any disturbing noises to be made in the building or on the premises by himself, his family, friends, tenants, servants or other invitees; nor do or permit anything to be done by such persons that would interfere with the rights, comforts or convenience of other owners or occupants. No owner or occupant shall play or allow to be played any musical instrument, radio, T.V., hi-fi, tape recorder, stereo or the like in the premises between the hours of 10:00 o'clock P.M. and the following 8:00 o'clock A.M. if the same shall disturb or annoy any other owner or occupants of the building.

C. There shall be a maximum of four persons living in a unit. Violation of this rule will result in a fine to the unit owner of \$250 per person per month. The fine will not be prorated.

D. As per Article XII paragraph 12.9 of the Declaration of Covenants, Conditions And Restrictions of Avalanche Condominiums, no one other than an Owner is allowed to have pets. If a tenant is observed with a pet, it will result in a fine to the unit owner of \$150 per animal per month. The fine will not be prorated.

Please note that pursuant to Article VIII, paragraph 8.8, this assessment shall become a lien against the Owner's Unit and may be foreclosed or otherwise collected as provided in the Declaration.

E. Smoking in the hallways is prohibited.

F. Smoke alarms are the responsibility of the unit owner. Carbon monoxide detectors should be installed in rental units as per Colorado law.

G. Parking:

- All vehicles belonging to owners, tenants and business employees must display a valid parking permit on the dashboard.
- A maximum of two vehicles per residential unit will be allowed.
- No storage of vehicles allowed.
- All vehicles must be licensed, registered and in working condition and are required to move at least once every two weeks, or upon request by the property manager, to facilitate snow removal or parking lot maintenance.
- Any vehicle not in compliance with the above rules and regulations shall be subject to towing at the vehicle owner's expense.

H. No bicycle storage on common property.

I. Trash:

- All garbage must be placed **inside** a dumpster, located at either the North or South ends of the property.
- All persons using the dumpsters must latch the bear-resistant lids after every use from April 1st – November 15th.
- The following items are not allowed to be disposed of at Avalanche:
 - Furniture
 - Mattresses
 - Box springs
 - Appliances
 - Paints
 - Tires
 - Construction materials
 - Electronics (i.e.: TVs, computers, etc.)
 - Car batteries
- All recycling efforts must follow the posted signage and be placed inside the appropriate containers.

J. Assessment Payment Policy:

1. Payment is due by the 1st day of the month
2. Payment is late after the 10th of the month
3. \$100 late fee after 30 days
4. Lien filed after 60 days
5. Foreclosure proceedings commence after 90 days

K. Infestations of any kind, identified by a professional exterminator inspector, will be managed by the HOA and billed to the owners of the infested unit(s).

L. The Association reserves the right to make such other rules and regulations from time to time as may be deemed necessary for the safety, care and cleanliness of the premises and for securing the comfort and convenience of all the owners and occupants thereof.