

**RULES AND REGULATIONS OF
BRECKENRIDGE DESIGN CENTER CONNECT BRECK CONDOMINIUM
ASSOCIATION, INC., BUILDING A, CONNECT BRECK**

A Colorado nonprofit corporation

Amended December 2011

Pets

Pets, including domesticated dogs, cats or other household pets are allowed on the property at the sole discretion of each owner. Owners and tenants are required to pick up after their pets in all common areas at all times. Owners will be charged for repairs or damage to the premises caused by pets. Any pet (including cats) outside of an owner's unit must be secured in a vehicle or by a substantial leash, rope or chain not more than six (6) feet in length. The leash, rope or chain must be under the control of a person capable of controlling the animal. Pets may not be tied, housed, fed, watered or otherwise left unattended in or on any common area. The Managing Agent has the authority to remove any pet so secured to a common area. Connect Breck is within town limits of Breckenridge and is subject to both county and town leash and registration laws. If an animal becomes obnoxious to other residents, the Board will provide written notice to the owner to correct the problem immediately or otherwise remove the animal from the complex. A \$25 fee per month can be charged to any unit owner by the HOA if pet issues arise.

Parking: Residential

To facilitate the use of the South stairwell by only the owners and tenants of Units R1 and R2, four (4) spaces at the South end of the parking area on the West side of the building will be posted for the exclusive use of Units R1 and R2. Eight (8) parking spaces will be posted for the exclusive use of Units R3 through R6 at the North end of the parking area on the West side of the building.

Parking: Commercial

The Tenant of Unit C-2, its employees and guests, shall have the exclusive right to use the twenty-six (26) parking spaces along the South side of Building A. Further, Tenant shall have the right to post the 26 parking spaces as being available for Tenant, its employees, guests and invitees and shall have the right to have vehicles improperly parked in such spaces towed. In addition, Tenant shall have the right to the use of at least thirty (30) parking spaces on a shared basis with the occupant or occupants of Unit C-1. Fifteen (15) of the shared parking spaces will be located along the East side of Building A and directly in front of Building A, and will be designated as "visitor only" parking. The other fifteen (15) shared parking spaces will be located along the West side of Building A, and at the North end of the parking area on the East side of Building A.

Parking: General

The driveways must be kept clear for snowplowing and emergency response vehicles. Large vehicles may not park in designated parking spaces if they extend beyond the parking spot or take more than one parking spot. In the event a vehicle blocks another vehicle, it may be towed at the offending vehicle owner's expense. Any oil or fluid leak is the responsibility of the owner and is expected to be removed and cleaned up immediately, and at the vehicle owner's expense. Storage of utility trailers, boats, motor homes, snowmobiles, personal watercraft, or other vehicles are not allowed. These vehicles shall only be on the property when they are being used actively and shall not be stored for any amount of time. No abandoned or inoperable vehicles of any kind will be stored or parked on the property. Vehicles in violation of the parking rules will be given

a 24 hours notice of the association's right to tow. All expenses incurred from towing will be charged to the offending vehicle owner, or to the Owner of the Unit to which the vehicle is associated.

Snow Plowing

The parking lot will be plowed in the morning by 8:00 a.m. whenever there is a minimum of 3 to 4 inches of snow accumulation on the lot surface. All vehicles must be moved within 24 hours of such snowfall so that the lot may be plowed. Unattended vehicles may be towed.

Garbage

A dumpster is provided for all tenants of the building to use, and is emptied weekly on Friday. Three recycling cans are also provided, with pickup on Tuesday of each week. Refuse and bagged garbage shall only be deposited in these containers.

Improvements to Units

No Owner will construct any structure or improvement, or make any structural or architectural change, either temporary or permanent, to a Unit, or the Common Areas, without first obtaining written consent from the Board before commencing construction of the improvements.

Damage to Common Areas

Any damage to the Common Areas or common personal property caused by an Owner, guest, tenant, or invitee of an Owner, will be repaired at the expense of that Owner.

Grills

No charcoal grills are allowed. Electric and bottled gas grills are allowed.

Storage Units: Residential

Each residential unit is assigned a storage locker. These lockers are to be used only by owners, their families and/or guests, and long-term tenants. Any property stored in a locker is solely at the user's risk. Neither the Management nor the Association will have responsibility for any damage or loss incurred.

Payment of Assessments

Assessments are due by the 15th of each month, or a late fee of \$25 will be assessed.