

**Rules and Regulations**  
**For**  
**Shadow Mountain Townhomes**  
**Effective February 2, 2010**

**THESE RULES AND REGULATIONS FOR SHADOW MOUNTAIN TOWNHOMES ASSOCIATION REPLACE ALL PRIOR VERSIONS**  
as adopted on February 2, 2010 by the Board of Managers of the Association.

**I. Common Areas**

Walkways, parking area, pool, and BBQ grill decks are for the use of all owners, tenants, and guests. No personal or other belongings may be stored outside of individual condominium units except skis, poles, and boot scrapers.

Owners have been assigned individual storage closets in the bowling ally beneath units 8, 9, and 10; property or equipment must not be stored in the access area surrounding the storage units.

The storage closets on each level are to be shared by owners on that level.

**II. Parking**

One parking permit per unit shall be issued. Owners and renters may not park more than one vehicle on the lot. Visitors and guests of owners or renters must not park in the Shadow Mountain lot. They should be directed to park on South Aspen Street or (after hours) by the 1A lift, rather than deprive owners of parking spaces.

Cars must display parking permits on their dashboards to avoid towing. There will be no exceptions.

RV's or other oversize vehicles are prohibited from parking in the Shadow Mountain lot at any time.

Bicycles should be stored in the rack provided.

Snowmobiles and/or other large items may not be parked or stored on the property.

Parking on the lawn or driving over the sprinkling system is prohibited.

**III. Trash**

It is prohibited to leave garbage or trash anywhere except in the disposal installations marked and provided for such purposes. Excessive amounts of trash should be immediately taken down to the dumpster. Cleaning companies must carry unit trash to the main dumpster.

#### **IV. Firewood**

Firewood must only be stored in the stacks maintained by the Shadow Mountain manager. Firewood should not be left on the walkways outside individual units and must be used with due care. Multiple log burning causing chimney fires and sparks must be avoided for all units' safety.

#### **V. Pets**

No tenants or sub lessees of any unit shall be allowed to have dogs on the complex premises. Owners' dogs that are brought to the complex while an owner is in residence are subject to these specific rules:

- A. No dog shall be allowed loose as set forth by Aspen City ordinance. All dogs must be on a leash when being walked or exercised on Shadow Mountain property.
- B. It is obligatory that an owner pick up all bowel movements and dispose of same in a plastic bag to be placed in the dumpster in the parking lot.
- C. Cats should be collared and tagged and should not be loose on the complex.

Owners of pets will be immediately notified of any violations or annoyances. Violation of any of the aforementioned rules shall result in one written warning and thereafter a \$50 fine for each day that follows will be enforced and collected and will become a personal assessment against the unit owner.

#### **VI. Barbeque Grills**

Barbeque grills are located on the deck above the pool. Gas must be turned off and the oven cleaned up after each use and the user shall recover the grill after the same has cooled down. Owners that have access to Limited Common Element decks must have a working fire extinguisher readily available on the decks on which a grill is located. They are also encouraged to practice safety measures similar to those of the common area grills.

#### **VII. Pool**

Use of the pool shall be limited to the hours officially posted by the Manager. Normally, the pool is open from 4:00 p.m. until 7:00 p.m. during the winter season, and from 10:00 a.m. until 9:00 p.m. in the summer. The pool cover is not to be removed before or after the posted times by anyone.

Pool use is limited to owners and guests. Children under the age of 12 must be accompanied by an adult, chaperone, or parent.

There is to be no running or horseplay in the vicinity of the pool. Beverage containers brought to the pool area cannot be made of glass or other breakable materials.

### **VIII. Laundry Room**

A coin operated facility located under unit 10 is for owner and guest use only. It is to be cleaned up and cleared of laundry after each use.

### **IX. Outside Areas**

No resident shall post any advertisement or posters of any kind on the exterior of the buildings. Nor should garments, rugs, flags, or other materials be hung from the windows or any of the facades of the project.

It is prohibited to install wiring for electrical or telephone installation, television antenna, devices of any kind or machines or air conditioning units on the exterior of any buildings in the complex or to have anything protrude through walls or the roof of the project except as expressly authorized in writing by the Association Board of Managers.

### **X. Noise**

Owners and occupants of condominium units shall exercise extreme care to avoid making or permitting to be made loud or objectionable noises at any time, whether from voices, musical instruments, radios, stereos, television sets, computers, amplifiers or any other devices in such manner as may disturb owners or other occupants. In addition, quiet hours are from 10:00 p.m. until 10:00 a.m. daily for all units, common areas, and grounds.

### **XI. Construction**

Plans for any construction projects must be submitted to the Board of Managers. The plans should arrive 21 days in advance of construction and must be in writing and formally approved before work can begin. Changes must comply with current building codes and have appropriate building permits, if required, including inspections of all contractors' work. Projects done without Board approval will be subject to meeting compliance at owner's expense or removal of the same.

A bond in the amount of \$2,500 must be posted by the unit owner as protection against possible clean-up costs and damage to common areas, stairways, walks, etc.

Construction may take place only during the hours of 8:00 a.m. to 5:00 p.m. Monday through Saturday. Work must be handled in such a way as to not interfere with owners' or renters' access to individual units. No construction material or machinery is to be stored in any common area.

Construction that requires a building permit is prohibited during the ski season, as defined by the Aspen Skiing Company's published season dates, which is generally from Thanksgiving through mid-April. If an emergency situation arises during this time, the owner must obtain formal written approval from the Board of Managers before engaging in construction activity.

Construction debris must not be allowed to sit overnight outside of any unit. Walkways are to be cleaned up and swept daily. It is the responsibility of the contractor to provide a dumpster to receive such materials, and these must be disposed of in the dumpster at the end of each work day.

Contractors must not use the Association's dumpster.

Owners are encouraged to install energy-efficient appliances and other devices for any remodeling that they pursue.

## **XII. Payment of Assessments**

Assessments will be due thirty days after billing. Generally, they will be billed thirty days prior to the beginning of the fiscal quarter, and due the first day of the fiscal quarter. Late paying owners will be assessed finance charges at the rate of 18% per annum (1.5% per month), which will be charged monthly after a thirty day grace period. Owners who have not paid their assessments will be subject to the following:

- A. Monthly interest charges begin accruing 30 days after the assessment due date.
- B. Owners who are 90 days late in paying their assessments will be subject to the filing of a lien against their unit, the costs of which shall be borne by the unit owner as is set forth in the Declaration.
- C. Owners who are 120 days late in paying their assessments will be subject to foreclosure as set forth in the Declaration.

## **XIII. Other**

Violations of any of these Rules & Regulations will subject the unit owner to fines as set by the Board of Managers.