

## SHADOW MOUNTAIN TOWN HOMES RULES AND REGULATIONS

---

### 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.

### PARKING

One parking permit per unit shall be issued. Owners and renters may not park more than one vehicle on the lot. Visitors and social 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 at the west end of the parking lot.

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

### 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. Management Companies must carry their own trash to the main dumpster.

## **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.

## **PETS**

No tenants or sublessees 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:

- No dog should 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.
- 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.
- 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 surcharge to the owners of the unit on their quarterly assessment.

## **BARBEQUE GRILLS**

These 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.

## **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. to 7:00 P.M. during the winter season and from 10:00 A.M. to 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.

### **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.

### **OUTSIDE AREAS**

No resident shall post any advertisement or posters of any kind on the exterior of 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 installations, 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.

### **CONSTRUCTION**

Plans for any construction projects must be submitted to the Board of Managers in care of Spalding Properties. The plans should arrive 21 days in advance of construction and must be in writing and approved before work can begin. Changes must comply with current building codes and have appropriate building permits, if required, including inspections of all contractor's 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 construction company 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 materials or machinery is to be stored in any common area.

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. If they do, owners will be assessed a surcharge for cost of removal and excessive use of the common dumpster.

### **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, 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. to 10:00 A.M. daily for all units, common areas and grounds.

\*\*\*\*

Owners are encourage to notify the Building Manager or Board of Managers of any violations of Shadow Mountain rules. All notifications will be handled in strict confidence.

February 29, 2000

# SHADOW MOUNTAIN TOWNHOME ASSOCIATION

## RULES AND REGULATIONS

Amended January 16, 1993

- (a) No resident of the project shall post any advertisement, or posters of any kind in or on the project except as authorized by the Association.
- (b) Owners and occupants of apartment units shall exercise extreme care to avoid making or permitting to be made loud or objectionable noises, and in using or playing or permitting to be 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 other occupants of condominium units.
- (c) It is prohibited to hand garments, rugs, and other materials from the windows or from any of the facades of the project.
- (d) It is prohibited to dust rugs or other materials from the windows, or to clean rugs by beating on the exterior part of the project.
- (e) It is prohibited to throw garbage or trash outside the disposal installations provided for such purpose.
- (f) No owner, resident or lessee shall install wiring for electrical or telephone installation, television antennae, machines or air conditioning units on the exterior of the project or that protrude through the walls or the roof of the project except as expressly authorized by the Association.
- (g) There shall only be one (1) parking permit per unit issued. Owners and renters may not park more than 1 vehicle on the lot. Visitors and social guests of owners or renters shall be urged to park on S. Aspen Street rather than deprive owners of parking spaces.
- (h) No tenants or sub lessees of any unit shall be allowed to have dogs on the complex premises. Owners' dogs whom are brought to the complex while an owner is in residence, are subject to these specific rules: (1) No dogs shall be allowed loose – all dogs shall be on a leash when being walked or exercised on complex property. (2) It is obligatory that an owner pick up all bowel movements and dispose of same in a plastic bag and place same in the dumpster in the parking lot. (3) There have been collared and untagged cats on the premises, their owners shall have litter boxes for them and they should not be loose on the complex for more than one hour a day. Violation and non-adherence to the aforementioned rules shall result in one written warning and \$50 fine thereafter per incident after the initial written warning.