

Cinnamon Ridge III Rules & Regulations

The following rules and regulations ("Rules and Regulations"), except as otherwise expressly stated, apply to all Owners and their families, lessees, employees, agents, invitees and guests with respect to the use of the Units and any other portion of the Project. Capitalized terms not specifically defined in the Rules and Regulations shall have the same meaning as the meaning given to such terms in the Declaration for Cinnamon Ridge III Condominium Home Owners Association.

Section 1 -Ownership and Occupancy

1A. The Owner of each Residential Unit in the Project shall heat such Unit so as to maintain a minimum temperature in the unit of no less than 55 degrees Fahrenheit from October 1st of each year to May 31st of the following year in order to minimize any damage which could result from the freezing of pipes, both individual and common, which pass near or through individual Units within the Building. This minimum heating requirement must be met even when the Unit is vacant. Unit Owners are also responsible to ensure that their unit windows and doors are maintained in the closed position to eliminate the possibility of cold air drafts freezing pipes.

Section 2 - Health, Safety and Quiet Enjoyment

2A. No loud or objectionable noise, obnoxious odor, or bright light shall be permitted to emanate from any Unit that may be deemed a nuisance to they Owners or occupants of any other Unit.

2B. No fireworks of any kind be carried, stored, displayed or exploded on or over the Project.

2C. No fire hazard, unsightly object or nuisance shall be placed, erected, constructed or permitted within the Project, nor shall any Owner or occupant of a Unit endanger the health or safety of any person or interfere with the peaceful possession and quiet enjoyment of any other Owner or occupant of a Unit.

2D. No flammable oils or fluids including, but not limited to, gasoline, kerosene, naphtha, benzene, explosives or any item hazardous to the environment, life, limb or property shall be permitted on or about the Project.

2E. Dumpsters are provided for the disposal of normal household waste. Use of the dumpsters for disposal of bulky, hazardous or toxic materials, including, but not limited to, construction debris, paint, flammable liquids, furniture, mattresses, appliances, carpet, carpet pad and tires is prohibited. All waste deposited in the dumpsters shall be in sealed trash bags.

2F. Waste not suitable for dumpster disposal, accumulations of refuse and other unsightly objects or materials will not be placed, kept or allowed to remain within the Project and shall be removed at the Owner's expense.

2G. The Executive Board or Managing Agent must have immediate access to each unit at all times. The electronic unit keyless 'smart locks' have the ability to be programed for

access control by the HOA's Managing Agent, the unit owner, and an owner-authorized third party entity, the locksets may not be changed out or programed to prevent access by the HOA's Managing Agent. Additional locking devices such as deadbolts that would restrict the immediate access by the HOA's Managing Agent are prohibited except the use of an interior chain lock device for personal protection which can only be locked while someone is residing within the home. Failure to comply will result in fines and could result in, and each Owner hereby authorizes, forced entry to the Unit by either the Executive Board or Managing Agent. Failure to comply will also result in the cost of the lock at the Owner's expense.

2H. All deliveries and moving of furniture, fixtures, equipment and other household or commercial items to and from the Units shall be made by authorized entries as reserved through Managing Agent and shall not cause any unreasonable noise or disturbance to the Owners or occupants of any other Units.

2I. Unit Owners and occupants shall not place a load on any floor exceeding the floor load per square foot area that the floor was designed to carry and that is allowed by law or that may, in the reasonable opinion of the Executive Board, constitute a hazard to or may damage the Building.

2J. Work Hours: Any construction, or renovation work, being performed on an individual home should be performed between 8:00 a.m. and 5:00 p.m. Monday – Saturday. No disruptive work such as saws, grinding, hammering, etc. is to be performed outside of these hours. No such disruptive work on homes is permitted on Holidays including December 24 – January 1, Memorial Day weekend, 4th of July, Labor Day weekend, Thanksgiving weekend and President's Day weekend. This includes work performed by a licensed contractor or a homeowner.

Section 3 - Exterior Appearance

3A. The balconies, terraces, stairways and windows shall be used only for the purposes intended, and shall not be used for drying or hanging garments, cleaning rugs, or storing other objects, including, but not limited to, skis, bicycles, skateboards, ladders and lawn or garden equipment. To ensure a consistent appearance for the Residential Units from the exterior of the building, horizontal or vertical blinds that match the original interior trim work should be hung on all exterior facing windows and doors where window coverings are placed. All Residential Units must have the same type and color of window coverings initially installed in the Residential Unit to promote a uniform exterior appearance. The Executive board must approve any deviation. The sidewalks, driveways and entrances must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the Project unless otherwise authorized by the Executive Board.

3B. Use and storage of charcoal and gas barbeque grills is prohibited. Electric barbeque grills, outdoor patio furniture, bird feeders and decorative items compatible with the design and style of the Project may be placed and kept outside of the Residential Units without the prior approval of the Executive Board.

3C. No exterior satellite dish, television or radio antenna shall be placed, erected, constructed or maintained within the Project without the prior approval of the Executive Board. Any fixture attached to the exterior of a building by an Owner shall be painted to match the exterior color of the Building.

3D. No sign, billboard, poster board or advertising structure of any kind, including signs for the sale, rental or leasing of any Residential Unit shall be placed, erected, displayed or maintained anywhere within the Project, including on the balconies, porches, decks, windows and exterior walls of the Residential Units.

3E. No enclosure, structure, outbuilding or facility of any kind, including, but not limited to, fences, barriers, animal pens, posts, poles, clotheslines, mailboxes, ditches, trenches, driveways, walkways, stairs, playhouses and sheds, shall be placed, erected, constructed or maintained by any Unit Owner or occupant within the Project.

3F. No tree, shrub, bush or other vegetation or landscaping element shall be cut, trimmed, pruned, removed, relocated or otherwise disturbed, nor shall any surface contour be graded, regarded, altered or otherwise disturbed, without the prior approval of the Executive Board.

3G. Private Surveillance of the common areas is not permitted. The use of cameras, ring doorbells or any other type of surveillance equipment is prohibited for all common areas and are not permitted to be installed.

Section 4- Vehicles and Parking

4A. Parking of motor homes, vehicles with tandem axels, trailers of all types, boats, snowmobiles, ATV's, or any similar vehicle deemed inappropriate by the Executive Board in its reasonable discretion is prohibited; provided, however, that trucks or other commercial vehicles necessary for construction or for the maintenance of the Common Elements, Units or any improvements thereto, are permitted. A Parking Permit is required to be displayed on all vehicles parked at Cinnamon Ridge 3. The Parking Permit should display the unit number in which the vehicle is associated.

4B. The parking or operation of motorized vehicles in landscaped areas and Common Element areas other than drive lanes and parking areas is prohibited.

4C. The following vehicles will be towed away immediately at the vehicle owner's expense:

- Inoperative vehicles, abandoned vehicles, or vehicles not moved in more than 10 days;
- Vehicles obstructing traffic, snow removal or trash collection or parked in a drive lane;
- Vehicles obstructing access to surface parking spaces except when properly parked therein;
- Vehicles parked in posted "No Parking" zones;
- Vehicles blocking access to fire hydrants or otherwise violating fire code or health and safety laws;
- Vehicles parked in landscaped areas;

-Unlicensed vehicles.

Vehicles driven less frequently are encouraged to park in the parking spaces on the far side (the dumpster enclosure side) of the parking lot.

4D. No person shall do or permit anything to be done within the Project, or bring or keep anything herein which would conflict with the health and safety laws or with any insurance policy of the Association or with any rules of the Association or with any of the rules, regulations or ordinances of any governmental or quasi-governmental authority having jurisdiction over the Project.

Section 5- Animals

5A. There will be no pets permitted on premises other than those as noted in the Declarations and Covenants.

Section 6 - Recreation Facility

6A. Owners and occupants of units and their guests may only use the hot tub area. The hot tub shall be open for use from 10am to 10pm or such other hours of operation that the Executive Board shall determine from time to time. Owners and occupants of Residential Units, and their guests, must wear suitable attire while using the Hot Tub. Regulation swimwear only is permitted in the Hot Tub areas, and there shall be no cut offs.

6B. Public intoxication is not permitted on or about the Hot Tub Area and no glass containers are permitted. No disruptive, profane or vulgar conduct is permitted on or about the Hot Tub Area, and no loud music is permitted on or about the area.

6C. Children under the age of twelve (12) must be accompanied at all times by an adult while on or about the Hot Tub.

THERE IS NO LIFEGAURD ON DUTY IN THE HOT TUB AREAS. OWNERS AND OCCUPANTS OF UNITS AND THEIR GUESTS USE THE HOT TUB AT THEIR OWN RISK.

Section 7 -Enforcement and Penalties

7A. Owners shall be responsible for informing tenants, guests, invitees and contractors of these Rules and Regulations.

7B. The Executive Board in its sole discretion shall resolve situations and matters not addressed by these Rules and Regulations.

7C. Violations of these Rules and Regulations shall subject the applicable Owner to the penalties at the discretion of the Executive Board and in accordance with the Association Covenant and Rule Enforcement Policy

7D. All fees, charges and penalties imposed by the Executive Board and costs incurred by the Association in enforcing these Rules and Regulations shall be considered default assessments enforceable against Units and Owners in accordance with the Declaration.

7E. The Executive Board, in accordance herewith, shall have the authority to take any additional remedial action it deems appropriate, including, but not limited to, the filing of a lien, the filing of an action for injunctive relief or money judgment. Nothing set forth herein shall be construed to limit any remedy available to the Executive Board in the enforcement of these Rules and Regulations.

THE ABOVE RULES AND REGULATIONS HAVE BEEN UNANIMOUSLY
APPROVED BY THE EXECUTIVE BOARD THIS 16TH DAY OF APRIL, 2016.

CINNAMON RIDGE III ASSOCIATION, a Colorado nonprofit corporation,

Michael Black
Its: President