

RULES AND REGULATIONS
Drake Landing Condominium Association
Adopted September 29, 2012

Adoption and Amendment Procedure

Pursuant to Article Six: Restrictive Covenants and Obligations of the Declaration of the Drake Landing Condominium Association, and all applicable laws of the State of Colorado, the following Rules and Regulations are established for the Drake Landing Condominium Association, originally adopted May 12, 2006, by the Board of Directors. Rules and Regulations updated by the Drake Landing Board of Directors September 18, 2008. Rules and Regulations updated by the Drake Landing Board of Directors November 15, 2008.

The Rules and Regulations are subject to amendment by the Association's Board of Directors as per the following: A draft of the amendment(s) proposed by the Board will be submitted to the membership for review at least thirty (30) days prior to consideration for adoption at the regularly scheduled meeting of the Board or a special meeting called for that purpose. Owners will be afforded the opportunity to address the Board at that meeting.

General Rules

1. Owners who rent or loan their units must display in the unit a copy of the Drake Landing R & R's to potential occupants. Long-term renters should be provided a copy of the R & R's with their rental agreement. Owners will be subject to all violations and fines issued to renters.
2. Pets:
 - a. Only Drake Landing Owners are allowed to have pets (two in the aggregate number). Short term and long renters are not allowed pets.
 - b. All pet refuse and waste shall be promptly picked up by the Owner and discarded appropriately. Pet Owners are encouraged to take animals away from common areas and off property in consideration of other Owners and tenants.
 - c. Dogs must be on a leash at all time when on property.
3. All trash must be placed in the dumpster buildings. No trash can be placed in common entry areas or decks, porches or balconies for any length of time.
4. Grocery store carts cannot be left on property or in entryways for any length of time.
5. No storage of any materials or personal property is allowed on decks, porches and balconies or in entryways. This includes all recreational items such as ski equipment, bicycles, etc. Acceptable deck, porch and balcony items are one grill and patio furniture. Small wind chimes and bird feeders are limited to one each per deck, porch or balcony. In consideration of nearby Owners and tenants, it is preferred no wind chimes.
6. Only one gas or electric grill is allowed on each deck, porch or balcony. No charcoal grills are allowed.

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7. No stereo system equipment can be located on exterior of units including decks, porches and balconies.
8. No clothing, swimsuits, towels, blankets, laundry and similar materials shall be placed, hung or kept on decks, porches, balconies, railings or any other location visible from outside the unit.
9. Exterior seasonal decorations are permitted on a limited basis and must be removed within 30 days after the holiday. Permanent exterior decorative lights and wreaths are not permitted. Units are not permitted to adorn exterior of entry halls or landscaping and exterior trees since they are in common area.
10. No signs, billboards, poster boards, or advertising of any kind are allowed on the property of individual dwellings without prior approval by the Board of Directors.
11. No loud or objectionable noise, obnoxious odor, or bright light shall be permitted to emanate from any Unit, which may be a nuisance to the Unit Owner(s) or occupant(s) of another Unit. No fireworks of any kind are permitted on the property..
12. All satellite dishes and devices or facilities to transmit or receive electronic signals, radio or television waves, including wiring, are prohibited outside a Unit unless first approved by the Board of Directors in conformance with applicable Federal Law. The BOD must approve location of any approved devices so that location is not intrusive to other Owners.
13. Modification of exterior Unit:
 - a. Any exterior modification of any portion of the Unit including, but not limited to doors, windows, balconies, porches, etc. is not allowed without the express written consent of the Board of Directors. Repairs such as exterior staining, etc., that are the responsibility of the HOA shall not be undertaken by the Owner. Any modification that is done without consent will be immediately returned to its original state at the Owner's expense.
 - b. Modification(s) that is/are approved will be completed at the Owner's expense and in compliance with the request for the exterior modifications(s).

Vehicles and Parking

1. Owners and long-term renters are required to register their vehicles with the property management company.
2. Each residential unit is only allowed two vehicles, which must be legally licensed with current state tags and decals, in an operable condition and used on a regular basis (to include actual removal from property).
3. Any vehicle on the premises that is not properly licensed or is inoperable will be towed away immediately at the expense of the vehicle Owner.

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4. Automobiles are not permitted to be parked with front or rear bumpers and any part of automobile over curbs, sidewalks or landscaping. This ensures safe access to sidewalks and units for residents and proper landscape maintenance. Habitual violators are subject to towing at Owner's expense. A violation is considered habitual after the first non-fee violation is issued and violation is repeated or not corrected.
5. Garages:
 - a. If unit has a garage, Owners and renters are required to store one vehicle in the garage. Garage cannot be used for storage of material or recreational items in such a manor that it prohibits one car being in garage.
 - b. Garage doors must remain closed except for entry and exit. Owners and renters are not permitted to leave garage doors open for extended periods of time.
6. No parking of any recreational, commercial or storage vehicles such as boats, RV's, horse trailers, camper shells, campers, trucks larger than one ton, storage trailers, moving vans, etc. are allowed for any length of time and are subject to immediate tow at Owner's expense.
7. Vehicles obstructing traffic or trash containers, or improperly parked in posted "no parking" zones, designated handicap areas or near fire hydrants, will be towed away immediately at the expense of the vehicle Owner.
8. All authorized vehicles must be moved on the property on a regular basis. Absolutely no auto storage is allowed. Seasonal guidelines:
 - a. October 15 through April 15: All vehicles must be moved to alternate spaces every 48 hours to allow proper snow removal and shoveling. If the vehicle Owner does not have access to a garage and will be on holiday or away for an extended period of time, the owner must arrange for the required moving of the vehicle every 48 hours by one of the following methods:
 - i. If available, 5 spaces of long-term parking are available at the west end of the B building. These spaces are for regular and long-term parking, not for vehicle storage.
 - ii. Notify Property Management (backcountry4884@aol.com) of your absence and give the contract phone number for a local person who will be able to move the vehicle. Property Management will make every effort to notify the responsible person of a violation before towing.
 - iii. Leave the vehicle keys with the Property Manager (Back Country Property Management-970- 468-4884) to move the vehicle.
 - b. Vehicles obstructing snow removal from the drives, sidewalk and parking lots will be towed at the expense of the vehicle Owner twenty-four (24) hours after a notice has been put on the vehicle.

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- c. April 16 through October 14: Vehicles cannot be parked in one location without occasional usage and rotation for over 7 days.
9. Vehicles occupying two spaces or handicap spaces without a permit are subject to violations and towing at Owner's expense.
10. Vehicle maintenance of any type shall not be allowed within the Condominium Community common area or parking lot. Owners with garage space may conduct vehicle maintenance with the garage door closed.

Hot Tub Rules

1. The hot tubs are for the exclusive use of Drake Landing residents and their guests. The access code cannot be given to anyone not staying at the complex.
2. Hours of operation are 10:00 am to 10:00 pm daily (no exceptions). Property Management closes the building each evening at 10:00 pm and re-opens area at 10:00 am the next day.
3. No loud or objectionable noise permitted in hot tub building.
4. The approximate temperature of the water is 103° F. All persons using the hot tubs do so at their own risk. Owners and management are not responsible for accidents or injuries.
5. No glass containers, food or smoking is allowed in the building or hot tub area.
6. Parties should not enter hot tubs wearing lotions or oils.
7. No skis, ski boots, snowboards, recreational equipment or animals are allowed in the building or hot tub area.
8. Jumping over hot tub building fence or propping the main or emergency doors open is strictly prohibited.
9. Children under fourteen (14) years of age must have adult supervision by persons 21 years of age or older. No child under five (5) years of age is allowed in the building or hot tubs.
10. Users are responsible for replacing the hot tub cover(s), turning off the jets and fireplace after each use.

Enforcement and Penalties

1. Unit Owners shall be responsible to inform occupants, renters, management companies, trades people, contractors, and workers of the contents of these Rules and Regulations.
2. Owners shall be responsible for the actions of their tenants and guests. Any damage to the general common areas or common personal property caused by an Owner, member of an Owner's family or his guests, or his tenants, shall be repaired at the expense of the Unit Owner.
3. The Board of Directors in its sole discretion shall resolve situation not covered by these Rules and Regulations.

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4. Violations of these Rules and Regulations, as well as violations of the Declaration, Bylaws, or Adopted Policies and Procedures of the Drake Landing Condominium Association shall subject the Unit Owner to the following penalties at the discretion of the Board of Directors:
 - 1st Offense: A warning notice to immediately cease the violation
 - 2nd Offense: \$50 assessment fine against the Unit owner and a written notice.
 - 3rd and Subsequent Offense: \$200.00 assessment fine against the Unit Owner and a written notice.
 - Each day of a violation is a separate violation.
5. Owners notified of a violation shall have thirty (30) days from the postmark date of any notification to file a written protest and shall have the right to appear in person, by a representative or written response, to the management company. The Board of Directors shall direct the management company which appropriate action to take.
6. The decision of the Board of Directors shall be final. All fees, charges, fines and penalties imposed by the Board of Directors and all costs incurred by the Drake Landing HOA in enforcing these Rules and Regulations, the Declaration and Bylaws, shall be considered assessments enforcements against the Units and the Unit Owners.
7. The Board of Directors 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, or the filing of a suit for unlawful detainer.