

ASPEN SHADOWS RULES & REGULATIONS

The Homeowners Association, through its Board of Directors, has established the following rules for all occupants (owners, renters, and guests) of Aspen Shadows Condominiums, in accordance to the Declarations, By-Laws, and Articles of Incorporation of the Association.

Compliance with these rules will allow for maximum enjoyment at Aspen Shadows. Violations of the rules will be brought to the attention of the management personnel and the Board of Directors. Violators will be subject to the fine schedule or to injunction and/or liability for damages and will be liable for reasonable attorney's fees and any other costs associated with enforcement pursuant to the Association's Covenant Enforcement Policy and Colorado law. The Board requests your cooperation in making Aspen Shadows a pleasant place to be.

PETS

1. Allowable Pets. No animals, livestock, poultry or insects, of any kind, shall be raised, bred, kept or boarded in the Community, with the following exceptions:
 - a. Residents may have no more than 2 total pets residing in a Unit at any one time.
 - b. Pets are defined as: dogs, cats, fish, hamsters, gerbils, guinea pigs, mice, rats, reptiles and birds.
2. Dangerous/Nuisance Animals. No pet may reside in any Unit in the Community which is a potentially dangerous animal.
 - a. Dangerous animals are defined as one or more of the following:
 - i. being a danger to other people or animals;
 - ii. being overly aggressive or vicious towards other people or animals; or
 - iii. exhibiting behavior that results in a legitimate fear for safety.
 - b. After notice and a hearing, Association may order any dangerous animals to be expelled from the Community.
3. Rules Applicable to Pets.
 - a. Pets shall not be kept, bred, or used for any commercial purpose.
 - b. No pet shall be secured, tethered, or fenced in on any deck, patio, or other part of the exterior of a Unit without the pet owner present. No pet shall be tethered to Association property.
 - c. Pets may not run at large. Pets shall be on a leash and under control at all times when on Common Elements.
 - d. Persons who walk pets are responsible for immediately cleaning up after the pet and discarding securely bagged pet droppings in trash receptacles.
 - e. Pet owners are responsible for any damage to Common Elements caused by their pet.

- f. Pet owners shall be responsible for immediately cleaning and removing any pet waste from their private patio or deck to prevent odors and excrement from offending others.
- g. No structure will be constructed on the exterior of a building or attached to a patio railing for the purpose of boarding or sheltering of a pet or pets including, but not limited to, use of baby gates, plastic fencing, or other temporary fencing materials.
- h. No pet shall be allowed to make excessive noise.

COMMON AREAS

- 1. The Association cannot be held liable for any loss or damage to articles left in the common area.
- 2. Fireworks of any kind cannot be stored, carried, ignited, displayed, or exploded on any part of the project.
- 3. Items cannot be stored in the stairwells.
- 4. Firearms cannot be discharged on the project.
- 5. The building of open fires on the property grounds is strictly prohibited and will be reported as a criminal activity.

MISCELLANEOUS

- 1. Only the following items are permitted on the balconies: no more than 1/2 cord of wood, patio furniture (provided it remains in good condition and repair) and sports equipment. All items on the balconies must be neat and tidy. No items are permitted to be stored on the ground under the lower level balconies.
- 2. All occupants shall exercise reasonable care to avoid making or permitting to be made any loud or disturbing noises in general, as well as with musical instruments, radios, stereos, TV sets, amplifiers, etc., especially during the hours of 10:00 p.m. and 7:00 a.m.
- 3. Damage to the general common areas or personal property caused by unit occupant shall be repaired/replaced at the expense of the unit owner.
- 4. One-half cord of firewood is the maximum amount permitted on the decks.
- 5. OWNERS WHO RENT THEIR UNITS ARE REQUIRED TO POST THE RULES AND REGULATIONS ON THE BACK OF THE UNIT'S ENTRY DOOR.
- 6. KEYS TO ACCESS ALL UNITS MUST BE PROVIDED TO THE MANAGEMENT COMPANY. NON-COMPLIANCE WILL SUBJECT THE OWNER TO A FINE PURSUANT TO THE ASSOCIATION'S ENFORCEMENT POLICY.
- 7. Use of Complex - Association's liability for accidents is limited to its own negligence, in order to reduce costs. Owners and tenants have an obligation to use extreme care when using the Association's property and are responsible for the conduct and actions of their guests and children.