

## SMITH CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

Pets. Two domestic cats or one domestic dog and one domestic cat or one domestic dog per unit. Domestic dogs larger than ninety (90) pounds and any aggressive breed or vicious dog shall not be allowed. All pets shall be on a leash at all times. No pets shall be tied to or confined on any common elements of the Property, including decks and patios, or lawn area. No loud or excessive barking. Owners are to pick up their own pet's droppings immediately.

Parking. Operable and currently licensed automobiles, trucks, vans and motorcycles, not exceeding ¾ ton in size, may be kept in the parking lot. No vehicle maintenance or repair shall be permitted and no recreational vehicles or trailers shall be parked within the lots. Each unit is given two spaces assigned to such unit.

Use. The units shall be used solely for single family residential purposes and home occupations as defined by the City of Glenwood Springs.

Violation of The Law. Nothing shall be done within the property that would be considered a nuisance or is in violation of any statute, rule, ordinance, regulation, permit, covenant or any other validly imposed requirement of any governmental body, including the zoning, subdivision or building restrictions of the City of Glenwood Springs.

Garbage/Trash. All garbage/trash shall be placed completely inside the dumpster.

Decks & Patios. Patio furniture and barbeque grills only. No storage.

Window Treatments. They shall be substantially similar color and shade as the color and shade of the exterior facing side of such window treatments that currently exist. No unsightliness. No window treatments may hang from the decks.

Signs. No signs except one For Sale or For Lease sign in a size not to exceed 24" x 24".

Leases. Any lease shall be in writing and provide that the lease is subject to the terms of the Declaration, the Bylaws and the Rules and Regulations

Bicycles. All bicycles shall be kept in the owner's unit or in areas of the common elements specifically designated for bicycle storage by the Association – bike racks.

Fines. Any substantiated complaint lodged to or affirmed by the Association Management or filed with the Glenwood Springs Police Department for damages or destruction to the Association grounds subsequently caused by occupants and/or guests, shall be cause for immediate legal action to recover any and all expenses, including legal fees incurred by the Association as a result of such damage or destruction.

The Association Manager for the first violation of the Rules and Regulations will issue one warning by letter with a request to cure the violation within seven days. If the violation remains uncured or a second violation occurs, there will be a \$50 fine per incident, and any subsequent violation will result in a \$100 fine and \$150 fine for a third violation. Copies of all violation warnings will be provided to the Owner.

All fines issued by the Association shall be due and payable to the Association by the owner, within ten (10) days. Any unpaid balance due the Association will be subject to a 1.5% interest charge.

Contact Information:

Debbie Sanderson, Association Manager – (970) 379-4002 Cell (970) 984-2279 Home