

**ASPEN WILD CONDOMINIUMS
RULES AND REGULATIONS**

12-6-16

1. Common Areas- Any common sidewalks, yards, grounds, parking areas, entrances, halls, stairways, and passageways shall not be obstructed or used by any unit owner, family members or guests of an owner, tenants or lessees for any other purpose than ingress to and egress from the units unless stipulated otherwise in these rules and regulations.

2. Limited Common Areas- Except as to the area termed "limited common elements," no articles shall be placed on or in any of the common areas so described herein except for those articles of personal property that are the common property of all the unit owners and approved by the Board and the HOA. Any damage to the common elements or common personal property caused by an owner, family members, or guests of an owner, tenants, or lessees shall be repaired at the expense of the unit owner. Unauthorized items left in the common areas are subject to seizure. If items are seized and stored, a twenty five-dollar (\$25.00) storage fee per incident will be imposed. The Condominium Association shall have no liability for any unattended items, authorized or unauthorized, in any common area or otherwise seized and stored.

3. Bicycles- Bicycles belonging to owners or tenants may be stored only within the unit or in the areas designated for bike storage. Upon prior notification the association reserves the right to remove and dispose of any bicycle left in the common areas in violation of these rules.

4.Parking

- a) All parking spaces in the alley are considered to be Limited Common Elements. As such, they are subject to the Rules and Regulations of the Association as to their use.
- b) Parking spaces are for motor vehicles only. These vehicles must be licensed, operable, and of a length that does not obstruct the thoroughway while being at least one foot from any of the building appurtances (fences, utility boxes, exterior walls, etc.)
- c) No vehicle shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from the building.
- d) The owner or someone entrusted to the owner of the vehicle is responsible for moving the vehicle as may be required for plowing, maintenance, or for emergencies.
- e) Owners and/or tenants should park only in the space designated for that unit..
- f) Vehicles illegally parked are subject to being booted or towed at owner's expense..
- g) Drivers of vehicles will strictly observe City ordinances regarding engine idling and noise restrictions.
- i) Owners may loan or rent their parking spaces without restrictions. However, management must be provided with a copy of the lease showing a description of the vehicle and the length of lease.
- j) Written permission from the board of directors is required before a restricted type of vehicle can be parked on the property (construction trailer).

5. Work on building- No work of any kind shall be done on the exterior of the building or on the general or limited common elements by any unit owner without the prior written permission of the Board of Directors.

6. Building Structural Integrity An owner shall not make structural modifications or alterations to his unit or installations located therein without the prior written permission of the Board of Directors. Requests for such structural modifications or alterations must be in writing to the Board of Directors or to the Managing Agent and include: (a) a copy of the City of Aspen building permit, (b) drawings and or a written scope of work for the entire project and (c) a letter from either the unit owner's or the contractor's insurance carrier holding the Association harmless for any damages and/or personal injuries that may result during such modifications or alterations.

7. Remodels and Renovations: An owner shall not make modifications or alterations, structural or otherwise, to its unit or installations located herein without first obtaining the approval of the board of directors. Such approval, based on the information described in paragraph 6 is a pre-requisite to obtaining building permits from the City of Aspen. Any such modifications or alterations undertaken without prior board approval and prominently displayed building permits will authorize the Board the right to cause inspection for itself or invite inspection by the Building Department of Aspen. Before an owner begins any remodels and renovations so described, the Board of Directors or the Managing Agent must receive: a copy of the General Contractor's Building License and Workmen's Comp insurance policy; a five-hundred-dollars (\$500.00) refundable security deposit (to be used to cover the costs of any building repairs or cleaning costs as a result of such remodels and renovations) and: a letter from either the unit owner's or the contractor's insurance carrier holding the Association harmless for any damages and/or personal injuries that may result during such modifications or alterations. Failure to do this shall result in substantial financial penalties to the unit owner

8. Satelite and TV Antennae No owner, resident, or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television/radio antennae or satellite dishes or machines or air conditioning units be installed on the exterior of the condominium complex or protrude through the walls or the roof of the condominium improvements, except as may be expressly authorized in writing by the Board of Directors.

9. Quiet Enjoyment Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing, or objectionable noises, and in using or playing or permitting to be used or 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 occupants of other units, and the same shall not be played or permitted to be played between the hours of 9:00 p.m., and the following 7:00 a.m (above 50 decibels). See City Noise Ordinance.

10. Noise Restrictions on Remodels and Renovations. An owner making modifications or alterations to his unit shall abide by the noise restriction limitations from 7:00 p.m., to 7:00 a.m., on Monday through Saturday. Construction is prohibited all day Sunday and Holidays.

11. Trash A garbage / trash disposal unit is located at the southeast side of the building. Thus dumpster is shared with Winfield Arms. Here "garbage / trash" refers to usual and normal household waste. The disposal unit is not to be used for demolition / construction waste as a result of remodels/renovations. For such demolition / construction waste, the owner or the contractor shall be required to arrange and pay for its disposal. Large items such as appliances, tvs, furniture, cabinets, etc are not to be placed in or around the dumpster. Removal shall be arranged at the Owner's expense either thru our current carrier or our maintenance personnel.

12. Use of Balconies The balconies and terraces or patios shall be used only for the purposes intended and shall not be used for hanging garments or other articles or for cleaning rugs, household articles, or other items. Furniture will be limited to one exterior patio-type table, two to four matching chairs, a BBQ(one that meets Fire Marshall regulations), one face cord of wood, four hanging plants (in summer) and four pairs of skis or snowboards (winter only).

13. Advertising signage No member or occupant shall post any advertisement or posters of any kind in or on any part of the Condominium property, except as authorized in writing by the Board of Directors or Managing Agent or as specifically allowed by CCIOA legislation.

14. Unit Access The Managing Agent, or if there is no Managing Agent, then the Board of Directors, shall retain a passkey to each unit. Any owner or person acting on behalf of an owner shall notify the Managing Agent or the Board of Directors if the owner alters any lock or installs a new lock on any door leading into the unit. The owner shall immediately provide the new key (or key code, if applicable) to the Managing Agent or the Board of Directors. [Reference Bylaws Article IX Obligations of Owners , Paragraph 8, Right of Entry.]

15. Lockouts and maintenance emergencies are handled on a 24-hour basis by calling the manager's office and getting the emergency response telephone number provided. There will be a per response charge.

16. Pets. Owners are allowed one dog, no larger than 30 pounds or up to two indoor cats. Tenants are not allowed pets. Any illegal pet found on the property will subject the owner to a daily fine of \$100.00. Upon being notified of a pet violation, the managing agent will email the owner of the violation. If the pet is not removed within 24 hours, the daily fine will commence.

17. Use of Premises Commerical business are prohibited in Aspen Wild without the prior written consent of the Board of Directors.

18. Tenant information For security purposes,each Owner must provide to the Managing Agent the name(s), mailing address(es), and telephone number(s) & email(s) of their renter(s) or lessee(s).

This information is to be completed on the *Tenant Information Form*. Moreover, it is an Owner's responsibility to provide to the Managing Agent a signed copy of the Aspen Wild Rules and Regulations from every resident, renter, or lessee attesting that they have read and fully understand such rules and regulations. It is incumbent for every Owner to attached another copy of the Rules and Regulation to their leases.

19. Rentals- rentals are restricted to a minimum of three months in duration and no more than two rentals per year. **The association prohibits the use on all on line booking services (i.e. AirBNB, HomeAway, etc.) for rental purposes.**

20. Any resident may submit a complaint to the Managing Agent or the Board of Directors in reference to any violation of the above rules. Such complaints must be submitted in writing within seven days of the incident and must state time, date, and the nature of the complaint (email complaints qualify as formal notice). The Board will immediately send a copy of any complaint to the accused resident.

21. Notifications- Owners and tenants are encouraged to notify the Management Company or the Board of Directors if any problems regarding maintenance, cleanliness, or management of the property are observed.

22. Amendments-The foregoing Rules and Regulations are subject to amendment and to the promulgation of further regulations by the board of directors of the association.

23. Fine Schedule. The following fines are guidelines for violation of the provisions of the Declaration, Bylaws, Rules and Regulations, and Resolutions of the Association.

Nuisance category violations (e.g., littering, noise, failure to observe bicycle or dumpster rules, parking, pets, trash, or other similar items left in front of the Unit):

\$25.00 – \$100.00 per event or per day.

More egregious violations (e.g., failure to comply with Declaration, Bylaws, and remodeling or renovation rules and regulations):

\$100.00 – \$250.00 per event or per day