

RULES AND REGULATIONS
of FAIRWAY THREE TOWNHOMES

Effective October 26, 2020

These revised Rules and Regulations of the Fairway Three Townhomes have been approved and adopted by the Board on October 26, 2020 as a supplement to the Association's Amended Declaration, Amended Bylaws, and Policies. Any regulations found herein may be supplemental to and not contained within the aforementioned documents and shall have the full force of those documents. All terms used herein and not otherwise defined shall have the same meanings given to them in the Declaration. The rules and regulations set forth herein shall apply to all Owners, occupants, tenants, guests, invitees, and all other persons who are on the Property, all of whom shall be referred to herein collectively as "Resident."

1. Fire Protection. The Association has installed fire extinguishers on or near every building for the safety of the Property. It is recommended that every owner keep at least one, five pound or larger, fire extinguisher within their Unit. Smoke detectors are the responsibility of the Owners and should be replaced at a minimum of every ten (10) years. Batteries in these devices should be replaced annually. Owners whose Units are adjacent or above the boiler rooms should also have carbon monoxide detectors.
2. Grills and Open Flames. Only gas grills are allowed on the Property and must be moved a minimum of three (3) feet away from the building while in use. Solid fuel devices of any kind are not allowed on the property. Other restrictions may be found in the Association's Grill and Open Flame Policy.
3. Smoking. Smoking of any kind that will cause a nuisance for any Resident is prohibited on the Property as outlined in the Association's Smoking Policy.
4. Parking. Owners are allowed one vehicle per bedroom to be parked on site.
 - Vehicles must be operable, have current registration stickers displayed.
 - Owner must park one vehicle in the carport.
 - No vehicle shall be parked in such manner as to impede or prevent ready access to any entrance or exit from a building a neighboring vehicle.
 - Racks shall be kept in the folded or stored position while on the property so as not to endanger any passerby or other vehicle.
 - Long-term parking of vehicles in the fire lanes is prohibited. Only loading and unloading is allowed in these areas.
 - During winter months, vehicles must be moved after every snowstorm for the purpose of snow removal in the parking areas.
 - Trailers, boats, campers, motor homes, may be parked for a maximum of three consecutive days for the purpose of outfitting. Camping vehicles may not be occupied while on the Property.

- Owners of electric vehicles, or those using engine heaters, may be required to pay a surcharge to the Association for the use of Common Area electric power.
- The Association shall not prohibit the parking of a motor vehicle in the community if the Owner or Occupant of the Unit is required by its employer to have the vehicle at his residence during designated times, and:
 - (i) The vehicle weighs less than 10,000 pounds.
 - (ii) The Owner or Occupant is a bona fide member of a volunteer fire department, or is employed by an emergency service provider.
 - (iii) The vehicle bears an official emblem or other visible designation of the emergency service provider; and
 - (iv) Parking of the vehicle will not obstruct emergency access or interfere with the reasonable needs of the other Owners or Occupants to use parking areas and driveways on the Property.

Any parking violations may result in towing without notice, and/or fines, at the discretion of the Board. Whenever a vehicle is towed due to a violation of the Association Rules and Regulations, the owner of such vehicle and/or the responsible owner for such vehicle shall be obligated to pay for the cost of towing and, if applicable, storage of such vehicle, with such cost to be a Supplemental Assessment. In addition to any such towing and storage costs, the responsible owner may also be fined as provided for herein. Additional parking rules may be found in the Association's Parking Policy.

5. Carports. Carports shall be used for vehicle parking only.

- April 15th through November 15th, motorcycles or scooters may be parked onsite if they do not use additional parking spots or impede the parking of a regular vehicle in the carport.
- Bicycles may be stored in the carports if they do not impede the parking of a vehicle or otherwise impede the ingress/egress of other vehicles or Residents within their carport spaces.
- Nothing other than the aforementioned vehicles shall be stored in the carports. No furniture, toolboxes, cabinets, toys, or other materials that may create an impediment or eyesore to Residents shall be stored in carports.
- The Association is not liable for damage or loss of anything stored in the carport closets.

6. Pets. The following pets are allowed: dogs, cats, caged birds, caged hamsters or mice, aquarium fish. No other types of pets are allowed. Only two pets are allowed per Unit. Exceptions must be approved in writing by the Board. Furthermore:

- The pet must be on a leash or within voice control when not inside a unit.
- Pets shall be registered with the Association Board by species, type, color, name and any other information which the Owner or Board believe pertinent.

- The pet must not be allowed to cause inconveniences, damage, or otherwise disturb the premises or other Owners.
- The Owner is responsible to promptly clean up waste on the Property and adjacent properties.

Should a pet be deemed a nuisance or danger to other residents, or in the case of continuing infractions by the same pet the Board may take action to have the pet removed from the Property without repercussion.

7. Alterations and Additions. The prior written consent of the Board of directors shall be required for any alteration or addition to the exterior of any Unit, including but not limited to: sidewalks, patios, fences, trellis, gardens on common property, and any other modifications to buildings, surrounding grounds, common areas including installation of antennas or satellite dishes. Written consent of the Board of Managers shall also be required prior to any alteration or addition which will in any way impair, alter or affect the structural integrity of any unit or common area. The specific approval procedure is fully set out in the Amended Declaration of Fairway Three Townhomes, Section 4.5.

8. Obstructions. Sidewalks, driveways, carports, entries, and stairways shall be kept clear and free from obstructions so as not to impede ingress to and egress from the units. Owners shall insure that these areas remain free of their possessions at all times.

9. Nuisances. No objectional or loud noises shall be made by residents that may interfere with the peaceful quality of life of another residence. Nor shall anything be hung or draped from buildings' front or rear porches that would constitute a nuisance for another resident. Upon complaints from Owners, the Board shall have sole authority on what constitutes a nuisance.

10. Storage. Each Unit has an entry closet and a carport closet for storing items. Personal items are not allowed in any of the Building utility closets or on any area of the Common Elements. Carports are for vehicles only. No items are to be stored on the floor of the carport. Any items left in or on the Common Elements may be removed and discarded by the Association with no recourse by the Owner. The Association assumes no liability for nor shall it be liable for any loss or damage to articles stored in any Common Element or other storage area.

11. Refuse.

- Trash and items to be discarded may not be left outside a Unit for any amount of time to prevent attracting animals. All trash should be disposed of properly.
- The Association is not responsible for disposal of items not allowed by TOSV, including but not limited to: tires, paint, batteries of any kind, toxic liquids (oil, cleaning supplies), etc. Owners must properly dispose of these items at the landfill.
- If you choose to recycle please do so responsibly by following the rules posted by TOSV. Learn what can and cannot be recycled. Break down and flatten boxes before placing in the bin.
- Please be sure your trash or recycling makes it into the bins. If you miss, pick it up.

- The Association is amenable to usable items left in the trash area for a limited time to see if Other owners may be interested. If you place an item in the trash enclosure and it is not taken within one week you must dispose of it properly. Items left longer than a week will be disposed of at Owner's expense.

12. Signs and Flags. No signs shall be posted on the Common Elements with the exception of APCHA open house signs. American and/or Colorado state may be displayed on a unit provided that the combination of both does not exceed 3' x 5'. Political signs and service flags are not allowed on the Common Elements but may be displayed on the inside of a Unit window.

13. Sales and Rentals. Owners shall notify the Association in advance of their intention to sell or rent their Unit and shall follow all APCHA protocols. Renters are not allowed pets and must abide by the Association's Governing Documents.

14. Use of Common Elements.

- No items personal items may be stored on the Common Elements. Items left on the Common Elements may be removed by the Association without notice.
- Any alterations to the Common Elements, such as gardens or patios must be pre-approved in writing by the Board. Any items installed on the Common Elements with the permission of the Board become the property of the Association. If an Owner fails to maintain the installation the Association shall have the right, but not the obligation, to maintain or remove said installation.
- Owners will notify the Board of any social activity on the common elements involving 4 or more people that may impact another Owner's Right of Quiet Enjoyment. Failure to notify the Board in advance may lead to cancellation of the activity. No approved activities shall take place before 9AM or after 9PM.
- The Association shall not be liable for loss or damage to items stored in carports, porches, entries, or any areas of the Common Elements.
- Damage to the Common Elements caused by a Resident shall be promptly repaired by the Responsible Owner. Should the Association need to facilitate such a repair the Responsible Owner will be billed.

15. Right to Enter. The agents of the Association and any contractor or workman authorized by the Association may enter any Unit at any reasonable hour of the day for purposes permitted under the terms of the Association Documents. Except in case of emergency, entry will be made by prearrangement with the Owner or Tenant.

16. Notification of Problems.

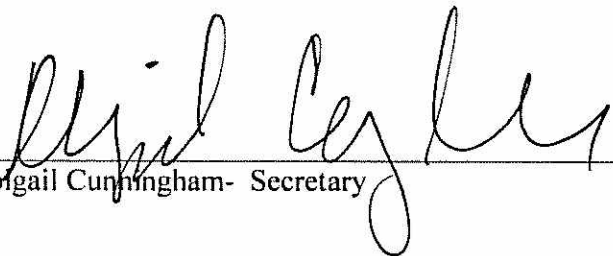
- Owners are responsible to notify Board Members of problems affecting their building or Common Elements. Managers are not always aware of issues on the property and require the assistance of Owners to help keep them informed.
- Owners who have a problem with their Unit that they suspect may be an Association responsibility must inform the Board about the details of the matter prior to contracting a repair service. Should an Owner enlist the aid of a repairman for the repair of an Association issue without first notifying the Board in writing, the Association will not be responsible for expenses incurred.

17. Snow Removal. The Association subcontracts snow removal on the property and the subs will not come unless there is a snowfall of 2” or more. Owner’s are encouraged to shovel their walks and steps and especially when there is less than 2” of snow. If an Owner is experiencing a dangerous build-up of snow or ice, the Owner should notify the Board.

18. Enforcement. Any infraction of these stated rules or of any of the Associations Governing Documents shall be punishable by fines set forth in the Association’s Enforcement Policy. Each violation constitutes a separate, finable offense. Whenever a violation is a continuing one, each day of the violation shall constitute a separate, finable offense.

19. Amendments. These Rules and Regulations may be amended from time to time for compliance to state and local laws and for the benefit of the Association.

These Rules and Regulations of the Fairway Three Townhomes have been approved and adopted at a regular meeting of the Board of Managers on October 26, 2020. And supersede all previous editions.


Abigail Cunningham- Secretary