

OAKBRIDGE CONDOMINIUM OWNERS ASSOCIATION, Inc.

RULES AND REGULATIONS

February 1, 2025

1. CONDOMINIUM ASSOCIATION MANAGEMENT

- a. The services of a management firm have been contacted to handle the day-to-day enforcement of the Rules and Regulations, Declarations, and Bylaws. The managing agent is authorized to take those actions necessary to ensure the compliance of all owners and occupants with the standards of the complex.
- b. Fines may be issued for continued or repeated violations. These will be administered in accordance with the Association's Policy and Procedure for Covenant and Rule Enforcement.

2. LEASING OF CONDOMINIUM UNITS

- a. Any owner who leases a unit shall provide a copy of the lease, fully executed, to the Managing Agent within 30 days of the beginning of the lease. The owner/occupant must take extreme care when moving in or out of the complex. Any damage to the common areas of the complex caused by an owner, resident, their guests, agents, visitors or pets will be repaired by the Association at the expense of the owner/occupant. All leases shall provide that the Association may, on behalf of the owner, evict any tenant or occupant who is in violation of the Declarations, or these Rules and Regulations. An owner who leases a unit shall be responsible for advising his/her tenants of the Rules and Regulations and the Declarations, and for providing a copy of same to the occupant and shall be responsible for any damage caused by the tenants.

3. ARCHITECTURAL CONTROL

- a. Each unit is assigned a "limited common use" area defined by the Declarations as: "Those portions of the common elements which are limited to and reserved for the exclusive use and enjoyment of an Owner." Limited use areas include the front porch and attached steps, and the patio area in back of each unit bordered by separating fences, and reaching no further out than the poles of the existing separating fences.
- b. Each unit may display no more than four (4) items as decoration in the front of the unit, including, but not limited to, stands, tables, statues, figurines, statuary, or whatnots. Wind chimes are allowed in the rear of the units only.
- c. No building, fence, wall, deck, storage unit, or other structure shall be constructed or maintained until plans are approved by the Board of Managers. No owner shall enclose any part of the general common areas, by any means including, but not limited to screens, fences, or barriers without written approval from the Board of Managers.
- d. Fences may be built to enclose limited use areas of the rear of each unit with prior approval from the Board of Managers. Fences must match existing perimeter fences in height, materials, and style, and may only connect the poles of the existing fences already in place.
- e. Flowers and other plants may be planted in the rear limited use areas of each unit without prior written approval of the Board, however, flowers, plants, trees, or shrubbery may not be planted in any general common element area without prior approval from the Board of Managers. Approved storm doors may be installed in the front of each unit. Storm doors are the responsibility of each owner/occupant to purchase, install, and maintain. The only approved door

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- is: Larson Tradewinds Mid View, #89-391, in Sandstone color...
- f. Storage units may be installed in rear limited use areas only, and only with prior written approval from the Board of Managers. Size, design, and materials shall be up to the discretion of each unit owner, but height shall not exceed 6 feet, and unit shall not be visible over the top of the fence. Color must match the general color scheme of the complex, and bright colors will not be allowed. Purchase, installation, repair, and upkeep shall be the responsibility of each unit owner.
 - g. Garden Bay Windows may be installed without the prior written permission of the Board of Managers, in rear kitchen windows only. The only approved window is the AVATAR Garden Bay Window, fawn in color. Purchase, installation, repair and upkeep shall be the responsibility of each unit owner.

4. DRIVEWAYS AND PARKING AREAS

- a. No vehicular traffic shall exceed 10 mph within the complex.
- b. All vehicles and motorcycles shall meet local noise requirements and ordinances; any vehicle without mufflers that are in good working order are prohibited.
- c. No boats, trailers, campers, or inoperative vehicles shall be parked on the complex without prior written approval from the Board of Managers. Such boats, trailers, campers, and vehicles are subject to immediate removal (towing) at the owner's expense.
- d. Abandoned vehicles are not permitted in any part of the complex. An abandoned vehicle is any motorized vehicle that has not been driven under its own propulsion for a period of 10 days or longer. If the Board determines that a vehicle is an abandoned vehicle, written notice shall be provided to the owner, or placed in a conspicuous location on the vehicle, that the owner has 72 hours to remove the vehicle, or it may be towed at the owners expense.
- e. No mechanical work of any kind whatsoever may be performed on any vehicle within the complex.
- f. Each unit shall be assigned one (1) parking space for the exclusive use of that unit. Unmarked spaces shall be on a first come/first served basis. Residents are required to park in their reserved space first and leave unmarked spaces for the use of visitors or guests.
- g. No unit owner or occupant shall have more than two (2) vehicles on the complex parking lot at any given time. This includes the vehicles of guests or invitees of owners or occupants.
- h. Residents must park within the lines of the parking spaces. Parking outside the lines of a space, or across the lines of a space, thus crowding or encroaching on an adjoining space is prohibited.
- i. The driveways and parking areas of the complex have been designed for automotive traffic only. Heavily loaded trucks or moving vans should remain on the main roads to prevent irreparable damage to the asphalt driveways and parking areas. Any damage resulting from unauthorized vehicles will be repaired at the expense of the owner or occupant.
- j. To ensure the adequate illumination of driveways and parking areas, any resident observing as inoperative light fixture should report this condition to the managing agent.
- k. Parking is allowed in designated parking areas only. Fire lanes and marked "No Parking" areas around the complex shall be always kept unobstructed.
- l. Any vehicle which is parked illegally or in violation of the Declaration or these Rules and

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Regulations may be removed by the Board of Managers at the expense of the offending party.

5. PETS

- a. Residents shall not permit any pet to run loose around the buildings or the common areas of the complex. No resident shall permit any pet to be outside in the common areas of the complex unless on a leash in the hand of a responsible person.
- b. Pets shall be subject to all local animal control laws and licensing ordinances.
- c. Pets shall not be permitted to urinate or defecate on the walks, lawns, driveways, or landscaped areas in or about the buildings, and in the event such shall occur, the pet owner must immediately pick up after the animal.
- d. Owners or occupants shall be responsible for any damage done or caused by any pets to the building exterior or grounds, landscaping, or common areas.
- e. Pets may not be tied in any manner to any tree, post, pole, or other structure on any part of the common areas in or around the buildings.
- f. Noisy pets, whether inside or outside a unit will not be tolerated.
- g. Birdfeeders, birdhouses, bat-house or butterfly houses will be allowed only in the rear limited use areas of each unit.

6. PATIOS, PORCHES, AND WINDOWS

- a. Patios and porches may not be used as storage areas nor in any way that might distract from the appearance of the buildings.
- b. Cooking shall be done only in stoves or in ovens designed for that purpose. The use of outside grills on the patio areas will be permitted only if it does not disturb other owners or occupants.
- c. Residents shall not dry or air clothes on the decks or patio areas or on any lines or poles hung on the exterior of the building.
- d. No awnings or other projections shall be attached to any outside walls of any building, and no outside blinds, shades, or screens shall be attached to, hung, or used in conjunction with any patio, window, or door of any unit without prior written approval from the Board of Managers.
- e. No unit owner or occupant shall put solar film, foil, or similar product on any door or window in any unit.
- f. Window air conditioners will be allowed, provided that the area around the air conditioner is filled with a clear glass or Plexiglas panel. No board, cardboard, or other material shall be installed.

7. SIGNS, FLAGS, AND DISPLAYS

- a. Units are permitted to have one sign that is a total of 450 square inches or less in size on the inside of any window. However, signs bearing commercial messages are prohibited.
- b. Units are permitted to have one flag that is 3 feet by 5 feet or less in size and may be displayed on the inside of any window or on a 6 foot pole mounted on the outside door trim of the Unit. However, flags bearing commercial messages are prohibited.
- c. Flowerpots, wreaths, and outdoor wall hangings may be permitted if they are in keeping with the

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general color scheme of the complex.

- d. Religious symbols, or similar displays shall be no larger than 36 square inches and may be mounted on or adjacent to the front door. Religious symbols and their installation shall also conform to the requirements of Colorado Law.

8. TRASH COLLECTION AND REMOVAL

- a. No owner or occupant shall allow garbage cans, bags, supplies, or other articles to be placed in the entry area or on the porch of any unit.
- b. All refuse must be placed in a strong plastic bag, sealed, and immediately deposited in the dumpsters located around the complex. No bag or other trash waiting to be taken to the dumpster shall be allowed on or beside any porch or patio.
- c. Large items that will not fit in the dumpster are the responsibility of the owner or occupant and shall not be left beside the dumpster. Bags shall not be left beside the dumpster but deposited inside.

9. GROUNDS, SIDEWALKS, AND COMMON AREAS

- a. The sidewalks and entrance areas must not be obstructed or used for any purpose other than ingress and egress to and from your unit.
- b. These areas shall not be used for the temporary placement of any item. This includes children's toys, bikes, motorcycles, or storage items.
- c. Traffic across the lawn and landscaped areas in conjunction with doors and patio areas will not be permitted. Openings in patio enclosures should be kept closed and secured at all times to avoid wind damage and an unsightly appearance.
- d. No owner shall erect or have erected any form of aerial, pole, wires, satellite dish/receiver or similar items for the purpose of television, radio or hi-fi reception without prior written permission from the Board of Managers.

10. CHILDREN

- a. All children must be appropriately supervised and are not allowed to be left unattended at any time or at any place within the complex.
- b. All toys, bicycles, children's play articles, etc. must be kept on patio areas or the inside of each unit, and shall not be left unattended on or beside front porches or other common areas.
- c. Owners or occupants shall be responsible for any damage done by owners/occupants children and their guests to the building exterior, grounds, landscaping, sprinklers, utility boxes, or common areas of the complex. Children shall avoid making unnecessary noise that may disturb other residents.

11. DRAPES AND BLINDS

- a. All drapes, blinds, shades and other window coverings shall be light, white, or light pastel in color when viewed from the outside. All drapes, blinds, shades and other window coverings shall be solid in color when viewed from the outside, and no prints or patterns of any kind will be

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allowed.

12. INSURANCE

- a. The comprehensive complex policy does not cover the contents of your unit or liability growing out of guests on the premises. Each condominium owner should arrange for individual insurance coverage for all losses and risks growing out of the ownership and or occupation of the premises.

13. MISCELLANEOUS

- a. Owners and occupants shall not create any situation wherein their actions or conduct, as determined by the Board of Managers represents a nuisance or disturbance to other residents. This includes, but is not limited to late night parties, loud music, noise, offensive cooking odors, etc.
- b. Owners and/or occupants shall not store or keep any flammable fluids, solvents, or toxic materials of any kind in the unit or storage area and no improper materials, substances, or articles shall be put therein.
- c. The bathroom and kitchen fixtures shall not be used for any purpose, for which they were not designed.
- d. All interior and exterior alterations to the structural components of the unit shall require the PRIOR written approval of the Board of Managers.
- e. Residents, owners, and occupants should use diligence in the conservation of utilities.
- f. During periods of extreme cold, it is the responsibility of each owner/occupant to maintain a temperature within their unit sufficient to prevent pipes from freezing. If an occupant turns the thermostat to a low setting and leaves for an extended period of time, there is a risk of pipes freezing and causing substantial damage to your unit and possibly other adjoining units. If such damage occurs, Oakbridge Condominium Owners Association shall not be held liable.
- g. Do not leave hoses attached to outside faucets during periods of possible overnight or daytime freezing. The spigots must be allowed to drain freely after being turned off. If a hose is left attached to a faucet, there is a strong likelihood that the spigot will freeze and burst, and when the faucet is turned on next time, it will flood the basement and cause damage to your unit, and adjoining units. You will be held financially responsible for any damage resulting from a frozen and burst spigot. REMEMBER!!! A spigot will only freeze and burst if a hose is left attached to the faucet.
- h. Condominium units within the complex may only be used as personal residences and shall not be used as business facilities without prior approval from the Board of Managers.
- i. Residents are asked to drive with extreme care to avoid children, pets, pedestrians, and other auto mobiles.
- j. Soliciting is strictly forbidden. In the event a solicitor appears, please notify the project manager, and appropriate action will be taken.
- k. Residents may volunteer to do gardening, painting, picking up trash, and other light duty activities that do not require special training or licensing. Other activities require prior approval

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from the Board. Individuals are hereby notified that the volunteering of time or services does not constitute employment for purposes of the "Workers' Compensation Act of Colorado" and that such person is not entitled to benefits pursuant to said act. Volunteers will need to rely on their own insurance in case of an injury.

14. HOMEOWNERS ASSOCIATION DUES

- a. Homeowner's association dues are due and payable on the first day of the month and shall be considered late after close of business on the 15th day of the month. A late fee will be imposed on any Association dues that are considered late.
- b. All payments should be payable to Oakbridge COA and be sent to the Management Company according to their instructions.
- c. To ensure delivery of all required notices of delinquencies, Owners must maintain current contact information (mailing address, email address, and phone numbers for text and voice messages) with the Management Company. Failure to maintain current email addresses and phone numbers with the management company will constitute a waiver of the Owners right to receive notices of delinquencies by text and/or e-mail as will preclude using the Association's failure to provide notices by these methods as a defense in any collection proceeding.

These RULES AND REGULATIONS may be amended or changed by the Oakbridge Condominium Owners Association, Inc at any time and shall become effective thirty days after the date shown in the header on each page. They are in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado. If any portion conflicts with the laws of the State of Colorado, the laws of the State of Colorado shall govern those requirements.