

SHERWOOD MEADOWS ASSOCIATION, INC.  
RULES AND REGULATIONS

1. USE OF UNITS AND COMMON AREAS

1.1 The condominium units are intended for residential use and for occupancy by the Owners and their guests or other tenants. They may not be used for any other purposes.

1.2 No business activities of any kind whatever shall be conducted in any part of the Project, except for home professions without regular visits from the public.

1.3 No "for sale," "for rent," or "for lease," signs or other window displays or advertising shall be maintained or permitted on any part of the Project or in any unit.

1.4 The Board of Directors of the Association, or its designated agent, shall retain a pass key to each unit and each unit for use in emergency situations only. In all events, the unit Owner shall provide the Board, or its agent, with an additional key pursuant to the board's right of access to the unit. No Owner shall alter any lock or install a new lock on any main entrance door of any unit without the prior written consent of the Board.

1.5 No electrical or electron devise creating electrical or electronic disturbance, interference, or overloading shall be used in any unit.

1.6 There shall be no obstruction of the general common elements or the property of the Association, nor shall anything be stored in the general common elements without the prior written consent of the Board.

1.7 No awning, canopy, shutter, or antenna shall be fixed to or placed upon the exterior walls, doors, roof, or any part thereof, or exposed on or any window, without proper written submittal to and approval by the Board, it Architectural Control Committee, or by a representative designated by the Association or the Committee.

1.8 No garbage cans, trash barrels, toys, bicycles etc. or other obstructing personal property shall be placed on the driveways or roadways or any part of the common area. No rugs or mops shall be shaken or hung from, on, or at any of the windows, doors, patios, balconies, decks, or terraces. No clothing, sheets, blankets, laundry, or any other articles shall be hung outside a unit or be exposed to the general common elements. No accumulation of rubbish, debris, or unsightly material will be permitted on the project common areas.

1.9 Owners or residents shall not paint, stain, or otherwise change any exterior portion of any building or unit.

1.10 Each Owner or resident shall keep clean any common elements to which the Owner has sole access.

2. ACTIONS OR CONDUCT OF UNIT OWNERS OR RESIDENTS

2.1 No nuisances shall be allowed on the Project, nor any use or activity which is the source of annoyance to residents or which interferes with the peaceful enjoyment of possession and proper use of the Project by its residents.

2.2 Unit occupants shall comply with and conform to all applicable laws and regulations including all ordinances, rules, regulations of the Town of Avon, County of Eagle, and State of Colorado and shall save the Association and other Owners and residents harmless from any and all fines, penalties, costs, or other actions for the violation thereof or noncompliance therewith.

2.3 No animal of any kind shall be raised, bred, or kept in any unit or in any common element, except that a dog, cat, or other household pet with proper written approval by the Board may be kept in a unit provided that they are not kept, bred, or maintained for any commercial purpose and provided that the Association shall have the right to collect a special pet fee for any pet kept on the Project; and provided further that any such pet causing or creating a nuisance or reasonable disturbance or noise shall be permanently removed from the Project subject to these restrictions upon three days written notice from the Board. THIS REGULATION APPLIES ONLY TO OWNERS. NO PERSON LEASING A UNIT IS PERMITTED TO HAVE AN ANIMAL. A fee of \$50.00 per day will be charged to any owner who has a renter with a pet on the property. This includes visiting pets not previously arranged with the management.

2.4 Owners shall be responsible for the actions of their families and the actions of their guests.

3. INSURANCE

3.1 Nothing shall be done and no material shall be kept on the Project which will increase the rate or cause the cancellation of insurance or any of the buildings or units, or contents thereof, without the prior written consent of the Board.

3.2 Any damage or casualty by fire, accident, or other occurrence affecting the unit, common elements, or property of the Association will be promptly reported to the Board.

4. VEHICLES

4.1 Exterior parking areas shall not be used for any purpose other than to park automobiles. Among the excluded vehicles and things, but not limited to these, are commercial vehicles, campers, motor homes, mobile home, trailers, boats, snowmobiles, and trucks other than personal pick-ups and vans. No vehicle shall be stored (parked for more than three days) on the Project. No vehicle shall be parked on the common Project roadways or in such manner as to impede ready access to another Owners parking space or driveway.

The Association will not allow parking in the roadway or in the fire lanes for emergency vehicle access reasons. VEHICLES IN VIOLATION WILL BE TICKETED AND TOWED AT OWNERS EXPENSE.

4.2 There are six designated parking spaces on the project. These spaces are reserved for the one bedroom units. Owners and residents of the two and three bedroom units having garages must utilize the garage space and the two parking spaces in front of their garage door for parking.

4.3 Except where assigned, visitor parking spaces are only for the temporary use of guests and visitors of Owners or of the Association.

Move in/move out fees. Abuse of the dumpster facility for tenants moving in or moving out will be charged to the owner of the unit and passed on to the tenant. This fee alleviates the tenant from the hassle of going to the Eagle County landfill.

A fee of \$20.00 will be charged to any owner that does not pay the monthly assessment by the 15th of each month. Payments are due at Post Office Box 93, Avon, Co 81620 by the 15th of each month.

A fee of \$20.00 will be charged to any owner whose renter is seen wasting water in the following manner. Washing down driveways, stairs, pools or slides, and washing buildings.

No tents, toys, etc. are allowed to be kept overnight on any grass area or common area.

The owner or his agent is responsible for assuring that these rules are copied for each Sherwood Meadows resident.

Fines for violations will be billed to the unit owner. These fees will be collected by tenants.