

# Rules and Regulations for Rifle Creekside Condominiums

Revised 12-28-2010

**Introduction:** The Rifle Creekside Condominiums is a common interest community, governed by the Condominium Declaration, Colorado Common Interest Community Act, Colorado Condominium Act, its Articles of Incorporation, By-Laws and Rules and Regulations adopted from time to time. The Association was formed under the Colorado Corporation Code and is governed by a Board of Directors consisting of all of the owners of the eleven units in the Association. The Association acts through its officers (President, Vice-President, Treasurer and Secretary. Officers are elected by the Board annually. In addition to the requirements and limitations of the above cited laws and documents and pursuant to authority granted therein, the Board of Directors have enacted the following Rules and Regulations to assure the continued value and quality of The Rifle Creekside Condominiums and assure the peace and quality of life of all owners and tenants. These Rules and Regulations may be amended or added to in accordance with those governing laws and documents.

**Notice: Owners are responsible for the conduct of their respective tenants. Receipt by the Association of an acknowledgment of receipt of these rules and agreement to follow these rules is a precondition to occupancy of a unit by a tenant.**

Unit Address: \_\_\_\_\_

I/We have read these Rules and agree to obey them.

Tenant: (Print name) \_\_\_\_\_

(Signature) \_\_\_\_\_ Date: \_\_\_\_\_

For additional information: Association Office: 201 Railroad Ave., PO Box 1445, Rifle, CO 81650 (970-625-4401) (savagejw@msn.com)

**Common Areas:** All areas outside of a unit, including exterior walls and roofs and lower and upper decks are common areas. No modifications may be made to any common area (this includes attaching anything to the roof, siding, eaves or stucco) unless specifically authorized by the Association. **The cost of correcting any modification of the common areas will be assessed against the owner of the responsible unit.** Owners and Tenants may not store, deposit, or park anything in the common areas, except motor vehicles in designated parking spaces as detailed below. Owners and Tenants may not interfere with other Owner's or Tenant's

use of the common areas. No one may access the roof unless specifically authorized by the Association.

**Decks:** Decks, upper and lower, are limited-common elements. This means that all rules applicable to other common elements apply equally to decks, **except;** the occupants of the attached unit has exclusive use of the decks associated with their unit. Nothing may be stored on Decks other than patio furniture and well maintained decorations, such as planters etc.

**Fires:** Fires are not permitted, except as deemed necessary by the Association for maintenance and repair needs. Interior stoves and heaters and charcoal and gas grills on the decks are allowed.

**Littering:** Please do not litter. Cigarette butts should be disposed or in an appropriate container. Violation of this provision may subject owners and/or tenants to the fines specified below.

**Noise:** Each unit occupant is entitled to the peaceful and undisturbed use of their unit. Loud, disturbing or objectionable conversation, music, or other noise is prohibited. Radios, televisions, and other electronics should not be loud enough to be heard in any other unit at any time.

**Parking:** Each unit may park a maximum of 2 personal vehicles on the property, one in the unit's garage, and one in the parking space in front of the garage. Additional parking spaces are provided for guests and others who have a legitimate reason for being on the property. Additional parking spaces are NOT for the routine use of unit occupants. Additional parking spaces are only suitable for personal passenger vehicles. Oversize work vehicles that interfere with the customary movement of traffic through the driveway and parking areas may not be parked on the property. Vehicles may not be stored on the property. No vehicle repairs, except for routine maintenance of operable vehicles carried out inside a garage. Recreational vehicles may not be parked on the property and no trailers of any kind are allowed. All parked vehicles must be fully licensed and operable. No part of the property is to be used for storage of any kind of vehicle. Vehicle accessories must be attached to the vehicle, and may not be left on the ground or on any part of the property. Vehicles must be moved at least once per week. Motorcycles apply to the (2) vehicle limit and may only be parked in a parking space. All vehicles are required to be

moved with 24 hours notice for snow removal or parking lot maintenance. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed.

**Pets:** Unfortunately the Association has a long history of problems caused by irresponsible pet owners, including but not limited to: barking dogs, dogs and cats defecating on the lawn and other damage. Therefore the Association originally banned all pets starting as early as 1990 and this Board has elected to continue that policy. The only exceptions to this rule are trained assistance animals and house pets, such as birds, fish etc. that do not disturb other Unit occupants and that are never allowed outside.

**Snow Removal:** Snow removal from the sidewalk accessing each unit and around the garage and any cars parked in front of the garage door is the Unit occupant's responsibility. The Association will attempt to remove snow from the driveway and parking areas as circumstances permit, however due to the amount of traffic and parked cars snow removal from these areas will be delayed or incomplete in the best of circumstances.

**Trash:** All trash shall be deposited in the Association dumpster only. The dumpster is serviced regularly. Trash may not be left beside the dumpster. Trash may not be left in any common areas. If the dumpster is full, trash must be stored in the unit and the Association notified. The Community dumpster may not be used for disposal of trash brought from offsite.

**Windows:** Windows should be covered with traditional window coverings such as blinds or drapes. No newspaper, cardboard, plastic, etc. coverings shall be visible from outside the unit.

**Violations:** The Association may impose fines for violations of these rules and regulations: First violation: verbal or written warning; Second violation: \$50 fine; Third violation: \$100 fine. Subsequent violations: the Association may take other action, including judicial enforcement of these rules and regulations. In addition to the fines, all costs of enforcement, including attorney fees shall be assessed against the Unit owner responsible for the violation.

**Liability:** The Association assumes no liability for loss or damage to property placed in any of the common areas or limited common areas (decks).