

MOUNTAIN STREAM CONDOMINIUM ASSOCIATION  
RULES OF CONDUCT

1. MOTOR VEHICLES

Only street authorized motorcycles, mopeds and automobiles may be kept on MSCA premises. Automobile refers to passenger automobiles, street motorcycles, and standard 1/2 and 3/4 ton pickup trucks used as passenger vehicles and not used as job trucks. Job truck means a truck loaded with tools, equipment, construction materials etc., including vans to be loaded or utilized. No large camper shell, mobile/motor homes, trailers, boats or large business related trucks or vans shall be parked in the parking lot. Low-line pickup shells are permitted provided they are on the vehicle and the vehicle is the owner's primary source of transportation.

No major repairs or overhauls of any vehicles are permitted on the premises. Failure to comply will result in fines and/or cost of repairs to parking lot. Wrecked or junk cars will not be allowed on the premises. All vehicles must be kept in working order. All vehicles must be moved at least once per week unless the owner is on an extended absence in which case the owner must notify the Condominium Association of such absence. Vehicles not moved once per week shall be kept in the eastern-most parking lane adjacent to the trash dumpster east of Building A. If a vehicle does not comply with this rule, the MSCA will tow the vehicle off the premises and the owner will be charged for the towing expense.

The owner (s) of a unit may not personally occupy more than two parking spaces on the premises. All vehicles must be parked within the parking spaces as so designated. That means that they must be parked within the parking lines rather than across them. If vehicles are parked improperly, they will be towed by the MSCA and the owner will be charged for towing.

2. BALCONIES AND PATIOS

All balconies and patios must be kept clean, neat and presentable, and not used for the storage of animals, motorized vehicles, tools or other "garage type" items. Clothing and other unsightly items may not be hung or stored on balconies. Boxes, cartons, mattresses, tires and other unsightly items may not be stored on the balconies or porches in entry areas or under

stairways. It is prohibited to hang garments, rugs, and the like from windows, balconies, and stairs or from any of the facades of the buildings. It is prohibited to dust rugs, etc., from the windows or to clean rugs, etc., by beating on the exterior part of the buildings. Firewood may not be stored higher than handrail height on all decks and porches. This is based on structural as well as aesthetic considerations. No storage of bicycles under stairs is allowed. The exit ways must be kept clean.

### 3. GROUNDS

Nothing may be stored or left unattended on the grass and/or landscaped common areas. This includes firewood, lawn furniture, toys, etc.

### 4. PETS

Pets may be kept on the premises only by the resident owners. Owners of a unit may own and harbor no more than one (1) dog or one (1) cat. Owners who lease their units may not do so to anyone who will keep a pet on or in the premises. The term "premises" shall include individual condominium units, decks, patios, entrance ways and all lawn and parking areas. Any tenant who does keep a pet on the premises will automatically void his/her lease and be subject to eviction. The MSCA has construed this rule to apply primarily to dogs and other larger animals. Tenants may not keep a dog on the premises.

All owners' pets allowed under this rule are subject to the following additional rules:

a. All pets must be kept on a leash when walked on premises. Pets may not be kept tethered anywhere on the grounds, including decks and patios. Any pet found loose or tethered on the MSCA grounds will be removed by the Eagle County Animal Authorities.

b. Any product of a pet which is deposited on the MSCA grounds must be disposed of immediately by the owner of that pet. Shovels are located at each building for this purpose

c. The MSCA may designate special areas for the walking of pets as may be determined to be necessary and desirable.

d. Any pet which in the judgment of the MSCA causes a repeated disturbance or is objectionable in any way shall be removed from the grounds.

5. NO TRAILERS, ETC.

No structures of a temporary character, trailer, tent, shack or garage shall be used or permitted to be kept or stored on any portion of the premises at anytime either temporarily or permanently. It is specifically prohibited to remove camper shells from pickup trucks and store them either temporarily or for any amount of time on the premises.

6. TRASH

Garbage and trash is to be taken to the dumpsters. Do not leave garbage or trash in the common areas. Do not put ashes in the large dumpsters. Use the metal trash cans next to the dumpster instead. These containers are for ashes only, PLEASE! Make sure that all ashes are out and do not use flammable materials for storage of the ashes (paper bags, plastic containers, etc). Do not store containers with ashes on balconies.

7. WATER HOSES

Water hoses may be used by owners and tenants. However, after use it is that person's responsibility to disconnect the hose from the water spigot in order to prevent damage to the water pipes due to freezing of water in the line. Should such precautions not be taken, any subsequent damage will be assessed to the person so responsible.

8. NOISE

Residents shall exercise extreme care not to make noise or to use musical instruments, radios, televisions, and amplifiers in a manner that may disturb other residents. Noise levels must be kept at a reasonable level at all times. MSCA quiet hours are from 10:00 p.m. to 8:00 a.m.

## 9. SIGNS

No resident of the MSCA shall post any advertisements or posters of any kind in or on the premises. No advertising signs (including "For Rent" and "For Sales" signs,) unsightly objects or nuisances shall be erected, placed or permitted to remain on the premises. The premises shall not be used in any way or for any purpose which may endanger the health, safety, or unreasonably disturb the occupants of any condominium unit. No business activities of any kind shall be conducted on the premises.