

Rules and Regulations
The Vail Golfcourse Townhomes Association
Phase 1

General

The Rules and Regulations are designed to make living at Vail Golfcourse Townhomes pleasant and comfortable and to insure harmonious relations. As neighbors, all of us have rights and obligations. The regulations we impose upon ourselves as owners are for the mutual benefit and comfort of everyone at Vail Golfcourse Townhomes. Objectionable behavior is not acceptable even if it is not specifically covered in the rules. Violations by relatives, employees, guests or leases are the responsibility of the owners.

Rules and regulations to be effective must be enforceable. Accordingly, violations by owners, their relatives, guests or lessees will be acted on as follows:

“A firm, informative and friendly warning will be given for a minor infraction. If, however, damage to property has occurred, said damage must be paid for without any other penalties”

Thereafter, an offender of Rules and Regulations will be subject to whatever action the Board of Directors deems necessary.

II
Speed Limits and Lights

Vehicles using the driveway and parking areas may not exceed five miles per hour. Lights must be on while using these areas after daylight.

III
Signs

No sign, advertisement or other lettering shall be exhibited, inscribed, painted or affixed by any Townhome owner or other person on any part or the outside or inside of the demised premises of the buildings, nor shall any advertisement, announcements, solicitation of any kind be distributed or passed out in any part of the demised premises, without prior written consent of the Board of Directors.

IV
Windows, Balconies, Terraces and Passageways

No awnings or other projections shall be attached to the outside walls of the building without the prior written consent of the Board of Directors. The balconies, terraces, exterior stairways and windows shall be used only for the purposes intended, and shall not be used for hanging garments or other objects, or for cleaning of rugs or other household items. Cooking by any means is strictly prohibited on of the grounds except within the Townhome and its own balcony (at the occupants own risk). The only exception to this rule would be an approved cookout by the Board of Directors of any Association function. The sidewalks, driveways and entrances must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises. All furniture and moveable objects must be removed from balconies not protected by enclosures when owner is not in residence, to prevent wind damaging property owned by others.

V

Refuse

Disposition of garbage and trash shall be only by the use of the garbage disposal units or by the use of receptacles supplied by the Board of Directors for the use of the Condominium Buildings. No garbage cans, supplies, milk bottles or other articles shall be placed outside of any Townhome or building other than in those designated areas and containers.

VI

Keys and Locks

The Association may retain a pass key to each Condominium apartment. No apartment owner shall alter any lock or install a new lock or a knocker on any door of the premises without the written consent of the Board of Directors. In the event much consent is given, the apartment owner shall provide the Association with an additional key. Failure to comply could result in forced entry during an emergency.

VII

Association Employees

Officers of the Board of Directors are the only persons authorized to give orders or directions to the employees of the Association.

VIII

Nuisances

No apartment owner shall make or permit any disturbing noises in the building in himself, his family, servants, employees, agents, visitors or lessees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other apartment owners. No apartment shall play upon or suffer to be played upon any musical instrument or operate or suffer to

be operated a phonograph, television set or radio in the demised premises between the hours of 11:00 P.M. and the following 8:00 A.M. No apartment shall conduct or permit to be conducted vocal or instrumental practice nor give permit to be given, vocal or instrumental instruction at any time if the same shall disturb or annoy other occupants of the building.

IX Antennas

No radio or television installation requiring additional wiring or antennas shall be made without the written consent of the Board of Directors. Any antenna or other wiring erected on the roof or exterior walls of the building without the consent of the Board of Directors in writing is subject to being removed without notice.

X Pets

Pets are not permitted to run free on the Condominium Common or Limited Common areas (the AREAS) at anytime. Pets should be on leashes at all times when being walked on the Areas by their owners. All pets must be kept off the non-paved Areas at all times. Owners of pets must pick up the wastes created by their pets immediately. Owners of pets must pick up the wastes created by their pets immediately. Owners are responsible to prevent pets from urinating on any landscaping, buildings or property owned by others.

XI Common Areas

Common Areas are to be treated with care by all owners, relatives, employees, guests and lessees and any abuses, damage or annoyances created by these people are the responsibility of the owners.

No radios, hi-fi, speakers or any other apparatuses may be used in any Common Area. Nothing is permitted that will create an annoyance to other owners.

No furniture not belonging to the Association may be used in any part of the Common Area.

No part of the Common Area may be used for storage, vehicle repair, construction of any other purpose unless specific permission for such use is given by the Association.

Removal of any items from Common Areas by order of the Association shall be charged to the owner, who is responsible for such items being removed, which should not be there in the judgment of the Association.

The storage of flammable material that may unreasonably jeopardize the safety and welfare of any person or property is not permitted on or in the Vail Golfcourse Townhomes, Phase I property area.

No vehicle shall be parked at anytime in a manner that will prevent proper snow removal from the property, whether on Common or Limited Common Areas. The owners, once notified to temporarily move such vehicles must do so within two hours of such notice or the Association shall have the right to move such vehicle or vehicles at the expense of their owners.

The Association has the right to have any non-authorized vehicle (s) removed from the Golfcourse Townhomes, Phase I property at the expense of the owner (s).

XII Deliveries

Arrange to have all furniture, etc. delivered directly to your apartment door. Some companies will only deliver to the building entrance. This should be checked prior to ordering as employees of the Association are not to be used for deliveries.

Owners must arrange for all deliveries to be made in a manner that will least disrupt the normal use and privileges of other owners.

Any damage or necessity for cleanup caused by any workman engaged by an owner or lessee shall be the responsibility of said owner or lessee.

XIII Parking

No motorized boat, sail boat, or watercraft of any nature may be stored, parked, or left standing in any Common or Limited Common area for longer than 24 hours.

No motorcycle shall be driven or parked on the premises of the Vail Golfcourse Townhomes Condominium Association, Phase I by any owner lessee or guest, unless for the purpose of parking same on that owners Limited Common area for normal parking purposes. No motorized vehicles of any kind are permitted to use the Common areas for recreation or practice purposes.

Owners, guests, relatives, lessees and service people are permitted to park ONLY in their own garages. Every effort should be made to respect the parking areas so as not to infringe upon other Owners access to their garages.

No trucks, trailers or recreational vehicles of any make or size may be parked overnight on the Common areas.

In the event any vehicle is parked in violation of this Rule, such vehicle may be ordered towed away, at the owner's expense, at the discretion of the Chief Executive Officer, or, in his absence, any Vice-President.

XIV

Pertaining to Guests, Lessees and Occupant other than the Owners

It is the responsibility of the owner to be sure that anyone occupying their unit is made aware of all "Rules and Regulations of the Vail Golfcourse Townhomes Condominium Association, Phase I".

Should occupancy of any Townhome be permitted by any owner, to any guest, lessee or others, the Association should be made aware of such occupancy to protect the security of the Townhomes.

XV

Occupancy

No Townhome shall be occupied by more than ten persons for overnight use. Townhome owners shall be restricted to occupying only their own private parking areas for their guests, relatives, lessees and service people.

XVI

Lease or Sale

Whenever an Owner proposes to lease his apartment for a period longer than ten days, a duplicate original or photostatic copy of the original lease and a leasing affidavit shall be delivered to the Association at least ten days prior to the date of occupancy by the lessee.

An owner leasing his apartment for a period longer than ten days shall deposit with the Association, \$500.00, which sum shall constitute liquidated damages and be forfeited if the tenant shall fail, either himself or his family, to continue in good faith the fulfillment of the Association's Rules and Regulations or shall violate any rule or regulation of the Association after a warning by a member of the Board of Directors. In the event the requirements are complied with, the deposit shall be returned in full.

XVII Restricted Areas

It is not permissible to sue any of the landscaped areas within the property boundaries of the Vail Golfcourse Townhomes for recreational purposes or to place thereon furniture or any type (chairs, chaise, lounges, etc.) sporting equipment or recreational equipment of any kind without the approval of the Board of Directors.

THE ABOVE Rules and Regulations supersede all previous Rules and Regulations having been UNANIMOUSLY APPROVED by the Board of Directors this 7th Day of December, 1979.