

**LIFTVIEW CONDOMINIUMS
RULES AND REGULATIONS**

LIFTVIEW CONDOMINIUMS RULES AND REGULATIONS TABLE OF CONTENTS

	Section
Additional Rules.....	1
Use Restrictions.....	2
Lease Requirements	3
Rule Violations; Enforcement; and Fines.....	4
Right of Entry.....	5
Keys, Locks and Access.....	6
Insurance	7
Willful or Negligent Acts	8
Violations of Law	9
Noise, Disturbances and Nuisances.....	10
Patios and Decks.....	11
Fireplaces.....	12
Exterior Decorations.....	13
Exterior Alterations	14
Vehicles and Parking	15
Pet Rules.....	16
Trash.....	17
Recreation Areas	18
Safety.....	19
Personal Property... ..	20
Maintenance of Common Areas.....	21
Individual Unit Floor Coverings	22
Community Gardens	23
Community Gardens Policy and Procedure	24
Plumbing/Water Leaks	25

LIFTVIEW CONDOMINIUMS RULES AND REGULATIONS

Pursuant to Sections 3.2 and 3.3 of the Amended and Restated Condominium Declaration for LiftView (“Declaration”) and Article III, Section 11 of the Bylaws of the Sunridge At Avon Homeowners Association, Inc (“Bylaws”), the Board of Directors (“Board”) of the Sunridge At Avon Homeowners Association, Inc. d/b/a LiftView Condominiums (“Association”) has adopted the following Rules and Regulations to govern the use and enjoyment of the LiftView Condominiums (“Project”). The word “Project” includes all Condominium Units and Common Elements. Every Owner, guest, members of Owner’s family, servants, employees, invitees, tenants (lessees) and licensees (collectively known as “Occupants”) are subject to and shall adhere strictly to these Rules and Regulations. The Board desires to ensure the highest possible standard of living experience within the Project. In order to accomplish that objective, the Board must have the cooperation of all Occupants.

Basic courtesy and common sense in considering the rights of neighbors is absolutely essential if we are to maintain a pleasant living environment in a high-density housing area such as LiftView Condominiums.

If you have any questions about these Rules and Regulations, or items not included, please contact out Resident Manager for clarification. Any conflict between the provisions of this document and the Declaration shall be controlled by the terms of the Declaration. We sincerely hope your residence at LiftView will be a pleasant experience.

1) ADDITIONAL RULES: The Association and its duly appointed Board of Directors reserves the right to make such other Rules and Regulations, from time to time, as may be deemed necessary for the safety, care, and cleanliness of the premises, and for securing the comfort and convenience of all the occupants thereof.

2) USE RESTRICTION

The Project and Units: The Project shall be used only for residential purposes and for the services, activities and recreation in conjunction with such residential use. No business activities of any kind whatsoever shall be conducted in any Unit, or in any portion of the General Common Elements except as lodging on a lease or rental basis. The Association or any Association designated condominium rental office may conduct reasonable business activities on the property.

Common Areas: Common areas (landscaped areas, parking areas, sidewalks and hallways) are for use by any Occupants. Any common sidewalks, driveways, entrances, or passageways shall not be obstructed or used for any other purposes than ingress to and egress from the units, nor shall these be used as gathering areas. No Occupant shall place on, or remove from on, the project grounds plants of any description without the prior

consent of the Board of Directors. External water faucets and electrical outlets located in common hallways are for the exclusive use of designated maintenance personnel and are not to be used by Occupants of the Project.

3) LEASE REQUIREMENTS (Supplemental to those set forth in the Declaration):

- A. All owners who lease their unit for more than 30 days, either by themselves or through an agent must use a written lease that shall provide that the leases (or rental agreements) are subject to all terms of the Governing Documents. Owners are required to provide tenants with the current Declarations along with attaching the Rules and Regulations to the lease. All Governing Documents are available on the association's website. Failure to provide tenants a copy shall not extinguish a tenant's obligation to comply with these Rules and Regulations, nor the Association's right to enforce these rules.
- B. All Occupants must be listed on the lease.
- C. All adult Occupants must sign the lease and the attached Rules and Regulations.
- D. Upon Request, a signed copy of the lease must be made available. Failure to do so could result in a fine to the unit owner of up to \$100.00 per day.
- E. **Leases shall state that "The failure of the tenant, lessee, renter (or their guest) to comply with the Governing Documents of the HOA shall constitute a default of the lease or rental agreement and such default shall be enforceable by either the Association, Owner, or both".**
- F. All occupancy of a Unit must be in accord with the ordinances of the applicable jurisdiction, including, but not limited to, the Town of Avon and Eagle County, Colorado.
- G. Only an entire condominium Unit may be leased, not any portions thereof, and no parking space or garage may be leased separately.

4) RULE VIOLATIONS-ENFORCEMENT: Enforcement of these Rules and Regulations is delegated to the Association Manager pursuant to Section 3.3 of the Declaration.

The Association Manager shall have no obligation to inform Owners, tenants, Occupants, or guests of these Rules and Regulations. Owners are responsible for informing their Occupants, tenants, and guests of these Rules and Regulations and must include a copy of said Rules and Regulations as part of any Master Lease.

The Owner(s) and their tenants shall understand that violation of the Condominium Declaration or these Rules and Regulations by the tenants may be considered a substantial breach of the tenant's lease agreement, and the Owner gives the Association and its Manager the irrevocable right to act as the Owner's agent, and proceed to terminate the lease and institute eviction proceedings.

Only a unit Owner or accused tenant would have the right to appeal a fine before the Board of Directors. Each Owner shall be personally liable for all fines assessed against him/her as well as all guests, residents, and tenants to or within such Owner's unit.

5) RIGHT OF ENTRY: The Association through its duly authorized agents shall have the right in case of an emergency originating in or threatening a Unit, or in the case of circumstances existing within a unit which may affect the health or well-being of other occupants or the Association, to enter therein immediately without request. Upon request, occupants shall permit entry into a Unit for the purpose of performing routine installations, alterations, repairs, inspections to the mechanical, electrical or utility services, or routine safety inspections for the safety of properties, including annual chimney inspections, which, if not performed would affect the use of other Units. Such request shall be made in advance for entry at a time convenient to the occupant.

6) KEYS, LOCKS and ACCESS: Each Owner shall at all times provide the Association Manager with keys to the Owner's Unit. In the event the lock to the Unit is changed, the Owner of the Unit shall forthwith provide the Association Manager with keys thereto. Any Owner failing to abide by the provisions of this paragraph shall be solely liable for any damage resulting directly or indirectly from the inability of the Association to obtain entry to the Owner's unit in the event of an emergency or otherwise. In addition, if an Owner fails to provide a key herein, the Association shall not be liable for any damage suffered to a Unit in the event the Association deems it necessary in its discretion to enter a Unit by force. Yearly inspections are necessary for safety and insurance purposes, and the Association through its duly authorized agents shall have the right to inspect any Unit on an annual basis with notice to owner. The Association and its representatives are not responsible for lock outs and cannot provide the emergency key to anyone.

7) INSURANCE: Nothing shall be done within the Project which might result in an increase in the premiums of insurance obtained by the Association for any portion of the project, or which might cause cancellation of such insurance. The Association shall maintain, to the extent available, the insurance set forth in Article IX of the Declarations for LiftView Condominiums. This insurance does not cover the personal property of any occupant nor any fixtures within the Units.

8) WILLFUL OR NEGLIGENT ACTS: In the event that any maintenance, repair, or other work is required because of the willful or negligent action or lack of action by any Owner or Occupant and such maintenance, repair or other work is not covered or paid for by insurance for the benefit of the Association, the Board of Directors may perform such work or cause the same to be performed at the respective Owner's expense and may make an assessment to recover payment thereof against such Owner, provided, except in the case of an emergency, such Owner shall be given ten (10) days prior notice within which to perform the required maintenance, repair or work. If any Owner elects to perform the required maintenance, repair or other work, the Owner shall notify the Manager of his/her intent to do so. The work performed by an Owner

must be supervised and approved by the Association prior to the Owner being released from any liability under this section. Any damage to Common Areas or Common Personal Property cause by ANY OCCUPANT shall be repaired at the expense of that respective unit Owner. Further information in this regard is contained in Sections 5.3 and 5.7 of the Declaration.

9) VIOLATIONS OF LAW: Nothing shall be done within the Project which would be in violation of any statute, rule, ordinance, regulation, permit or validly imposed requirement of any governmental body.

10) NOISE, DISTURBANCES, and NUISANCES: The Project contains limited sound proofing. All Owners and tenants shall respect the rights of their neighbors and keep the sound level to a MINIMUM. In no event shall an Owner or tenant play musical instruments or operate audio equipment which may be heard, or the vibrations felt outside that Owners or tenant's condominium unit at ANY time day or night. No Owner, tenant, or guest may make undue noise, including remodeling or repairs before 9AM or after 9PM.

No noxious or offensive activity shall be carried on upon the General Common Elements or Units, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No activity shall be conducted on any part of the General Common Elements which is or might be unsafe or hazardous to any persons.. The management reserves the right to report to the Avon Police Department any violations of this rule. The Association has the discretion to initiate proceedings through the Eagle County courts to enforce any violation of this rule and to seek damages if necessary.

Generally, citation and fines will not be issued for potential violations of this noise rule that cannot be corroborated by the Association Manager, which often is the case with noise incidents occurring outside of regular business hours and on weekends and holidays.

Complaining owners and occupants should expect to be required to provide evidence, including testimony, in support of their noise complaint before the board and/or in court. Owners and occupants are strongly encouraged to first discuss and try to resolve any noise issues directly with the offending neighbor before involving the Association or Avon Police.

Owners and occupants may also pursue noise complaints with the Avon Police, whom is likely better able to address noise problems occurring outside of regular business hours and on weekends and holidays. When contacting the Avon Police, please call (970) 4792201.

11) PATIOS AND DECKS: As a Limited Common Element these are restricted to the use and enjoyment of the current Owner or Occupant of the appurtenant unit, his/her family and invited guests.

A. No Occupant shall store, display, keep, or dispose of any items or material on any patio, balcony, or deck other than:

1) Outdoor furniture intended for use thereon.

- 2) Not more than ¼ cord of firewood (2'x2'x4') stacked in accepted cord fashion against the building and not extending out on the deck.
 - 3) One grill either gas or electric only. If a grill is to be used, a fire extinguisher of 5lbs minimum capacity and rated A.B.C. must be kept on the deck. Ground floor units may keep extinguisher on the inside of the sliding glass door but must be visible outside the deck. No charcoal grill shall be permitted on a patio or balcony. Any charcoal grills will be removed by the Association Manager in accordance with the Town of Avon ordinance 929, Section 15.32.150.
 - 4) Bicycles may be stored on the patios, balconies, or decks. However, there shall be no more than one (1) bike per bedroom and no bike shall be suspended from decks or ceilings.
 - 5) A retractable clothesline that is only extended and used for the purpose of drying clothes and related items to reduce energy consumption from a dryer. In the event that the clothesline is used for this purpose, the clothes may only be on the patio, balcony, or deck for long enough to accomplish drying and must be timely removed from the patio, balcony, or deck, with the clothesline being retracted.
- B.** No additional lighting shall be installed on any patio or balcony except with the written permission of the Association.
- C.** Each Owner and/or tenant is responsible for the removal of snow from their appurtenant decks. Failure to do so may result in the Association removing the snow without notice to the unit owner and billing said Owner for work done.

12) FIREPLACES: All fireplaces must be properly screened in. At no time are ashes from such fireplaces to be kept or disposed of in any portion of the Unit or any Limited or General Common Area. When removed from fireplace, they must immediately be placed in the designated trash container, which is in the picnic area behind the B building. Firewood must be purchased in cut and split form; there shall be no firewood cutting, chopping or splitting on the complex.

13) EXTERIOR DECORATIONS:

- A.** No person subject to these rules shall hang, drop from or affix to any window, door, or General Common Element any sign or other item without the prior written approval of the Board of Directors.
- B.** Window coverings must have a neutral, beige, or white backing.
- C.** If doormats are used that protrude into the hallways, they must be in good repair, not exceed 2'x3', and remain flat at all times to prevent a tripping hazard.

14) EXTERIOR ALTERATIONS: Without the prior written approval of the Association, no exterior television or other antenna of any sort shall be placed, allowed or maintained upon any portion of the General Common Elements. No work of any kind shall be done upon the exterior building walls, the hallways or upon the general or limited common areas without prior written consent of the Association. No Owner or tenant shall

install wiring for electrical or telephone installation or for any other purpose, not shall any television or radio antennae, machines, or air conditioning unit be installed on the exterior of the Project, nor shall any modification that penetrates the walls or the roof of the condominium be constructed, except as may be approved, in writing by the Association.

15) VEHICLES AND PARKING:

- A.** Each unit is allowed one assigned and one unassigned parking spot. The board may elect to issue an additional permit based on the number of bedrooms and other factors to be considered. Additional permits can be revoked at any time with thirty-day notice.
- B.** All vehicles must have their valid vehicle license plate registered online with the HOA. No physical permits will be issued, and any previous permit is null and void. Only one parking account per unit will be allowed unless approved by HOA.
- C.** All parking shall be in designated areas only; no vehicle shall park on (or over) the grass, on a street or access road. Failure to do so may result in towing/booting of the vehicle, and/or fine.
- D.** The Association may provide designated guest parking areas in which all guests must park their vehicles. The Association may restrict guest parking at any time without notice. All guest vehicles must be registered, and each unit shall have 10 guest nights per month that cannot be transferred and is reset at the beginning of each month. Any abuse (at the discretion of the board) of guest parking will cause this privilege to be revoked at the discretion of the board.
- E.** Motorcycles shall be counted as vehicles.
- F.** No automotive maintenance shall be performed in any portion of the Project. Owners of vehicles which have leaks of oil, fuel, or other fluids which cause damage to the property shall be subject to fines and any expenses related to cleanup.
- G.** All vehicles must park with a visible, valid license plate (or temp tag) facing out (towards driving aisle). Vehicles must be moved at least once per week.
- H.** No vehicles other than passenger cars, pickup trucks and vans under one (1) ton, and motorcycles may be parked or stored anywhere on the Project.
- I.** No large trucks, commercial vehicles, passenger carrying vans, any type of trailer, camper, or house vehicles will be allowed anywhere on the Project. Any vehicle in violation may be subject to towing, and or fines at the owner's expense.
- J.** Commercial vehicles under one (1) ton must have Association approval. These vehicles will be included in the number of vehicles allowed per unit.
- K.** No inoperative, uninsured, unlicensed, or abandoned vehicles may be stored, parked, or maintained upon any part of the Project at any time. Any vehicle in violation will be subject to towing, and or a fine at the owner's expense.
- L.** During the winter months all vehicles must be moved within 24 hours of every snow of more than 2 inches. Vehicles not moved in 24 hours will be tagged with a notice to move the vehicle. Vehicle owner shall then have 24 hours to move the vehicle after it is tagged. You will be given 1 notice per winter. Failure to move your vehicle will result in towing, and or a fine.

- M. Speed limit in the parking lot is 10 mph.
- N. The parking lot is for vehicles that are being used. No vehicle shall be stored or parked in the same parking space in excess of 7 consecutive days. In case of extended vacations, please notify Property Manager and find someone to move your car. No vehicles may be kept with a tarp or other covering.
- O. Only operable, street legal vehicles may be parked in the parking lot.
- P. No music or noise should be heard from outside the vehicle.

16) PET RULES:

- A. No animals, livestock, or poultry of any kind shall be raised, bred, kept or maintained within the Project except dogs, cats, or other household pets, not more than two in number per unit, may be kept by an Owner or tenant of a condominium Unit only, provided that they keep his/her pet on a leash (or voice and sight command) when outside of his/her condominium Unit and shall otherwise abide by all governmental ordinances and laws.
- B. Unit Owners shall register every pet with the Managing Agent upon moving in. Please contact the manager before you move in to arrange an appointment. Failure to register your pet within 30 days of moving in will result in a \$150 fine issued to the owner of the unit. Failure to register after 31 days will result in an additional \$10 per day until registered. Registration will require all dogs to provide proof of rabies vaccine and Eagle County dog tags and a saliva swab sample to be used for DNA database. The charge for this one-time registration will be billed to the owner of said unit through the HOA.
- C. All pets must be kept on a leash or within voice command at all times by a responsible person anywhere on the Project when outside an Owner's Unit. Pets may not be kept tethered anywhere on the grounds, including decks and patios. Any pet found loose or tethered on the Project will be removed by the Eagle County Animal authorities.
- D. Pet owners are to clean up after their pets and dispose of the same in a suitable container immediately. Failure to do so will result in a \$150 fee to be charged to the owner of the violating unit. This fee is in lieu of the normal fine structure. Any feces found on LiftView's property can be sent in for DNA identification and (if identified) the board has the discretion to charge this fee to the owner, in addition to the \$150.00 fee.
- E. The Association may designate special areas for the walking of pets as may be determined to be necessary and desirable.
- F. The Association, or any Owner of a condominium Unit may summon any appropriate authority, including the police to enter the Common Elements, including, but not limited to, any balcony, patio, or storage closet to remove any pet running at large. Any pet which, in the opinion of the Board of Directors, causes a repeated disturbance, or is objectionable in any way shall be removed from the Project permanently upon seven (7) days written notice to the pet's owner and the opportunity to be heard.

17) TRASH: The Association has provided garbage receptacles for your convenience. The containers are located adjacent to parking areas. All garbage and loose papers must be disposed of in sealed plastic bags. Boxes and other bulky items should be flattened to the extent possible. All disposed items must be put into the containers provided. Nothing is to be left on the grounds or in any common areas. In addition, it is illegal to dispose of hazardous materials in the dumpster areas (oil, tires, batteries, computers, TV's, paint, etc). Such material will be disposed of at the Unit Owner's expense. Any broken or abandoned appliances, including but not limited to, refrigerators, dishwashers, water heaters, sofa beds, etc. must be disposed of at the Owner's cost, and not placed in the trash areas. At the Occupant's request, the Association's management will arrange pickup for these items at the Owners expense. The fee for dumping items on the Project is \$150.00 and is in lieu of the normal fine structure.

18) RECREATION AREAS: Recreation areas are for the use of all Owners and tenants, and it is requested that all areas be kept clean and free of debris.

19) SAFETY:

- A. Each Unit shall have a fire extinguisher, provided by and maintained, (as needed but no less than annually) by the Owner.
- B. All Units shall have a working smoke detector that will be inspected annually by the Association and repaired if necessary, at the Owner's expense.
- C. No hazardous or combustible material shall be stored in a Unit or on a deck or patio or in the storage closet.
- D. No electrical extension cords are to be used on the patios or decks.
- E. Fireworks are not permitted on the Association grounds.
- F. All appliances must be in good working order and properly maintained.
- G. Fireplace flues in the units are to be properly maintained and cleaned.
- H. If chemical treated starter logs are utilized, the instructions for their use must be followed explicitly.
- I. Units must be kept at a minimum temperature of 50 degrees Fahrenheit even while unoccupied.
- J. Garbage disposals will be inspected annually. If garbage disposal is not in working order, the owner may be subject to fines.
- K. If any grill is on the deck, a fire extinguisher must also be present at all times.

20) PERSONAL PROPERTY: Personal property shall not be left or stored in any common area. Any such property shall be presumed to be abandoned and will be disposed of at no liability to the Association, and at the expense of the unit Owner, tenant, or guest. The Association assumes no liability from nor shall be liable for any loss or damage to articles stored in any common area.

21) MAINTENANCE OF COMMON AREAS: Any Owner or tenant who observes any condition in the Common Areas that requires Association maintenance should report that

condition to the Association Office during office hours. Any condition that requires emergency attention should be report immediately to the Association Office.

22)INDIVIDUAL UNIT FLOOR COVERINGS: Hard flooring of any kind, including, but not limited to, wood, parquet, tile, stone, etc. is SPECIFICALLY PROHIBITED, except as provided for herein, from use as a floor covering in any unit except first floor condominium units and on the stairs. In the non-first floor units, the only permitted floor covering is carpet over a minimum of ¼ inch pad in all areas except the interior of the baths and laundry closet. In the bath, and laundry closet, a soft floor, such as vinyl, Kentile, or a low impact noise rated material is permitted.

This regulation is specifically intended to minimize floor-to-floor noise transmission within the condominium building. Notwithstanding the above, in non-first floor units, hard flooring of any kind may be installed, provided that the material and installation method over subfloor meet an IIC rating of 55-60. No owner shall install or allow to be installed any floor covering within their Unit which violates this regulation without the prior written approval of the Executive Board. The Association may remove any such improperly installed floor covering and replace it at the owner's sole cost and expense.

23)COMMUNITY GARDENS: The following rules have been adapted for the community gardens located just south of the E Building. Please see process and procedures in section 24 for further information.

- A. Hours are 10 A.M. to 8 P.M. daily. Strictly enforced.
- B. Please respect your neighbors. Be mindful of excessive noise and respect the privacy of adjacent units. Respect other gardeners by not picking their produce.
- C. Gardeners will maintain their individual plot and adjacent areas by keeping it free of trash, weeds, dead plants and debris. If you pack it in, you must pack it out – take all trash with you.
- D. Large structures or decorations are not allowed. LiftView reserves the right to request the removal of structures deemed unsightly or which receive complaints.
- E. If a plot becomes unkempt, the gardener will be given 1 weeks' notice to clean it. After that time, it may be reassigned or tilled in.
- F. Gardens are organic. Use of non-organic pesticides, herbicides or fertilizers is prohibited. Watering hose must be replaced in an orderly manner and water turned off. Respect your neighbors – do not drag the hose over other boxes when reaching yours.
- G. Water conservation practices are to be used and Town of Avon watering schedules followed.
- H. Gardens are to be maintained throughout the summer beginning June 1st and fully cleaned by October 15th. Any garden not cleaned up by October 15 will be charged a \$50 clean up fee and leasee will become ineligible for leasing the subsequent year.
- I. Garden members agree to hold LiftView Condominiums harmless for any liability, damage, loss, injury or claim that occurs in connection with the use of the garden by a lessee or their guest. K. No smoking.

L. No pets allowed at any time within the garden fenced in area.

24) COMMUNITY GARDEN PROCESS AND PROCEDURES

- A. The LiftView Community Garden (LCG) has been put in place primarily for the benefit of owners and residents in good standing.
- B. The LCG is intended to be a zero-expense project. Twenty garden plots will be rented on a first come first serve basis to recoup the initial Association investment over a period of 5 to 7 years. Thereafter rental fees are to be used for the community garden maintenance, expansion and further landscape improvements on the association property.
- C. The garden was designed and established for use by resident owners, resident tenants and non-resident owners. If at any time in future a garden plot is not leased, the association has a right to lease the plot(s) to anyone in the community agreeing to the rules/regulations and paying the set fee.
- D. Rules and Regulations are to be written and enforced by the association. The goal of the rules and regulations is to keep the garden area in good order.
- E. E. A plot rental fee is set by the board of directors.
- F. The plot leases are on a first come first serve basis. The board of directors can elect to switch to a lottery system should demand outpace the available plots.

- G. Plots are to be leased to association members in good standing with priority given to resident owners, resident tenants, non-resident owners, and non-association persons in that order of priority.
- H. The board of directors has the authority to deny access to the gardens to any owner/tenant/guests as it sees fit.
- I. Rules and Regulations for the community garden are to be written and become part of the general Rules and Regulations and adopted by the board of directors. A copy of the rules and regulations will be signed by the leasee and in so doing he/she/they agree to abide by rules at the time the plot is paid for.

25 PLUMBING/WATER LEAKS:

- A. *Plumbing:* All costs incurred from negligent water leaks will be paid by the Owner of the Unit where the water leaks originate. The Association may assess an Owner for costs incurred due to water leaks that originate in their Unit, as determined by the HOA Master Insurance Policy.
- B. *Water Tanks, Fish Tanks, Aquariums and Waterbeds (collectively, Water Features”):* The potential for a large-scale water damage event is increased by Owners who own or maintain a fish tank, aquarium, waterbed or other water retention device greater than 5 gallons. Therefore, the Board has determined any loss related to a Water Feature shall be fully allocated to the Owner of the Unit in which the tank is located pursuant to Article 6, Section 6.5(e) of the Declaration.
- C. *P-Trap Strainer:* All units shall be equipped with a p-trap strainer under the kitchen

sink and owners are responsible for the cleaning, repair and maintenance of p-trap strainer. In the event of a backup or drainage issue in the common kitchen drainpipe, any units that are not equipped with (or have modified) the ptrap strainer in the section that was affected, will be responsible for all repairs and damages due to the back up. In the event of a backup, all units in the affected section shall provide emergency access to ensure all drains are functioning properly.

- D. Water Meters:** All units are equipped with a water meter attached at the point of entry into the unit and immediately after the main shut off. Owners are responsible for the maintenance and repairs of the meter associated with their unit. Any damage, manipulation or removal of the meter will result in a \$150 fine and the replacement of the entire meter, in addition to the water bill being adjusted to the average of the past three months. All costs associated with the removal and installation of the water meter shall be billed back to the owner.

Association Management: Avon Property Management

Association Office:
manager@liftviewcondos.com PO
Box 3035
Avon, CO 81620
(970) 949-7916

Bookkeeping Information: LiftView Condominiums

Spaeth and Company PO
Box 3035
Avon, CO 81620

CERTIFICATION: The undersigned, being the President of Sunridge At Avon Homeowners Association, Inc. d/b/a LiftView Condominiums, a Colorado non-profit corporation, certifies that these Rules and Regulations have been approved by a majority vote of the Board of Directors at any regular meeting or at any special meeting called for such purpose, and in witness thereof, the undersigned has subscribed his/her name.

SUNRIDGE AT AVON HOMEOWNERS ASSOCIATION, INC. D/B/A LIFTVIEW CONDOMINIUMS, a Colorado non-profit corporation.

By: Zach Jakubowski

Date: Aug 14, 2024

Name: Zach Jakubowski
Title: President