

RULES AND REGULATIONS  
FOR  
SOLSTICE CONDOMINIUMS ASSOCIATION

The following Rules and Regulations were adopted by the Board of Directors of Solstice Condominiums Association, a Colorado nonprofit corporation, on August 29, 1996, and amended by the Board of Directors on April 30, 1999, with paragraph 20.1 of the Condominium Declaration for Solstice Condominiums, a condominium project:

1. ANIMALS. Unit Owners may keep and maintain a reasonable number of domestic pets. New Tenants are strictly prohibited from keeping pets in their Lease Premises, provided however that existing Tenants which are authorized to keep pets under their Lease may keep authorized pets for the duration of their Lease. All Unit Owners and Tenants are subject to the following:

1.1 A Unit Owner (or Tenant) may not keep more than one dog and one cat.

1.2 Dogs must be maintained inside the Unit except only when outside of the Unit and on a leash and accompanied by its owner.

1.3 Dogs and cats may not, at any time, be tied up or kept unattended on a leash or restraint outside of any Unit or anywhere on the common areas.

1.4 Pets may not be a nuisance, obnoxious or troublesome.

1.5 The Unit Owner (or Tenant) shall assume full responsibility and liability for any damage to persons or property caused by their dog or cat.

1.6 The Unit Owner (or Tenant) shall be personally responsible and liable for the cleanup of any excrement left by their dog or cat.

1.7 The above rights are subject to change or revocation at any time by the Board of Directors.

2. NUISANCES. No obnoxious or offensive activity of any nature shall be maintained or allowed within Solstice Condominiums or common areas, and each unit owner or lessee shall use his unit in a manner that is not offensive to the other unit owners, lessees, guests and customers.

3. MOTOR VEHICLES. No motor vehicles shall remain parked upon the property of Solstice Condominiums except as follows:

3.1 All vehicles shall at all times be parked in a designated parking area and parking space where applicable.

3.2 During times of substantial snow fall and when snow removal is required, the parking of motor vehicles and particularly overnight parking shall be rotated as to allow adequate snow removal in a manner determined by the Board of Directors.

4. RECREATIONAL EQUIPMENT. No recreational equipment shall be parked or stored upon the grounds of Solstice Condominiums without permission of the Board of Directors.

5. BICYCLES. No bicycles shall be kept, stored or maintained upon the grounds of Solstice Condominiums when not in actual use except in bicycle racks or areas designated by the Board of Directors for bicycle storage. The riding of bicycles is restricted to the parking areas and streets and no bicycles may be ridden upon any sidewalk

6. SKATEBOARDS AND ROLLER BLADES. The riding or use of skateboards or roller blades within the grounds of Solstice Condominiums is prohibited.

7. TRASH. No trash, recyclables, debris or refuse shall be deposited upon the common elements of Solstice Condominiums except Units A and H, which are permitted to store their trash in the common area immediately in front of their Unit and beneath the roof overhang. No fires, nor the burning of any trash, debris or materials shall be allowed within or upon the grounds of Solstice Condominiums. Unit Owners and lessees are responsible, at their cost, for the disposal of any non-household garbage, including but not limited to furniture, tires, appliances, building materials, and other large items. Unit Owners and lessees are further responsible, at their cost, for trash expense incurred by the Association for excessive trash pick up.

8. ENTRYWAYS. The entryways within the Solstice Condominiums shall at all times be kept free and clear of all obstructions, snow and ice by the Unit Owners or lessees. No Unit Owner, lessee, guest, employee or customer shall in any way obstruct free unlimited access to any of the units.

9. COMMON AREAS. The common areas shall be kept and maintained by the Association with the exception of the Limited Common Elements which shall be maintained by the adjacent Unit Owners or lessees. No individual shall place, keep or maintain any items of personal property thereon except as provided in these Rules and Regulations or with the prior written consent of the Board of Directors.

10. NOISES. Unit Owners, lessees, guests, business invitees and customers shall maintain as low noise levels as are reasonably possible at all times and in no event may maintain noise levels which are offensive to other occupants or customers within the Solstice Condominiums.

11. USE OF GENERAL COMMON ELEMENTS OR LIMITED COMMON ELEMENTS. Use of any of the general common elements or limited common elements will be made in such a manner as to respect the rights and privileges of

other Unit Owners, lessees, employees, guests, business invitees and customers.

12. LIABILITY FOR DAMAGE. Any damage to the general common elements or limited common elements caused by a Unit Owner, lessee, employee of a Unit Owner or lessee, guest or customer of a Unit Owner or lessee shall be repaired at the expense of that Unit Owner or lessee. Any cleaning necessitated shall be at the expense of that Unit Owner or lessee.

13. CONDOMINIUM UNITS. Each Unit Owner or lessee shall maintain or cause to be maintained, in good condition and repair, his Unit and all of the fixtures therein, and shall promptly pay all charges for utilities and condominium fees. No Unit Owner or lessee may make structural, wiring or mechanical alterations effecting the common elements without the prior written approval of the Board of Directors. No Unit Owner or lessee may install or erect any antennas or satellite dishes on the exterior or roof of any Unit without prior written consent of the Board of Directors.

14. SIGNAGE. No signs or signage shall be allowed within Solstice Condominiums.

15. WINDOW COVERINGS. No Unit Owner or lessee shall use as window coverings bed sheets, tapestries, blankets, or any other material except for blinds, curtains and drapes professionally made to be window coverings.

16. COMPLIANCE WITH RULES AND REGULATIONS. Each Unit Owner, lessee, employee, guest, business invitee and customer agrees to comply with and abide by all Rules and Regulations set forth above and as the same may be amended or adopted by the Board of Directors from time to time. The above Rules and Regulations shall in no way amend or alter the Articles of Incorporation, Condominium Declarations or Bylaws of the Association, but shall only be supplemental thereto. Any Unit Owner or lessee who violates any of these Rules and Regulations is subject to a fine of \$100.00 per occurrence, the impoundment of any personal property in violation of these Rules and Regulations, the towing and impoundment of motor vehicles which violates these Rules and Regulations at the owner's expense, or any combination thereof.

17. AMENDMENT. These Rules and Regulations may be altered, amended, revised or enlarged by the Board of Directors at any time. Written notice of any such change, amendment or revision shall be furnished to all Unit Owners and lessees following the adoption thereof.