

SOUTHVIEW II CONDOMINIUM ASSOCIATION TENANT RULES & REGULATIONS

Included as part of the lease dated _____, 20_____, between Landlord and Resident (all signed below) for the property at _____ Colorado Ave, Carbondale, Colorado 81623.

RESIDENT SHALL COMPLY WITH THE RULES AND REGULATIONS STATED BELOW AND ANY ADDITIONAL RULES APPLICABLE TO THE CONDOMINIUM AND THE SURROUNDING PREMISES OF WHICH IT IS A PART, WHICH LANDLORD MAY DEEM NECESSARY AND WHICH ARE PUBLICLY POSTED AS PROVIDED BY LAW.

1. As per declarations and covenants only owners of said condominium can have animals. Tenants are not allowed to have pets of any kind.
2. There shall be no playing, running or drinking in public halls, stairways, sidewalks, or parking areas.
3. No bicycles, baby carriages, motorcycles or other personal effects shall be allowed in halls, stairways, Or other public areas.
4. No wires, aerials, antennas, or radio or television, wires, ropes, etc. For clothes drying, etc., shall be installed on the roofs, decks, or other parts of the building.
5. All leaking faucets, toilets, windows, fireplaces, mold, loose tiles and/or defects or potential defects in the apartment or appliances not in good working order shall be reported promptly to Landlord or owner. Resident will be charged for damage resulting from negligence in reporting defects in the condominium.
6. All wet garbage shall be wrapped and boxes shall be crushed before placing in trash receptacles.
7. Exterior windowsills and ledges shall not be used for storage of bottles, food, etc.
8. Dustmops, rugs, tablecloths, and clothing shall not be shaken, cleaned or left in any of the public areas or any window, door, dock or landing.
9. Resident, family, and guests shall have due regard for the peace, comfort, and enjoyment of other residents in the building. Musical instruments, radios, television sets, stereo equipment, etc., shall be played at reasonable hours, and in accordance with the local Noise Ordinance and any Condominium and/or Association Rules and Regulations.
10. No painting, staining or papering shall be done without permission of Owner/Landlord.
11. The resident in or about the condominium shall post no signs, placards, advertisements, or notices of any kind in the windows or on the doors of the complex.
12. Toilets, sinks, and washbasins are to be used only for the purposes for which they were intended. No dust, rubbish, coffee grounds, etc., are to be put into the same. The resident will be charged for the unplugging of toilets or repairing of garbage disposals due to misuse.
13. Resident is not permitted access to the roof except in case of an emergency.

14. No cars, snowmobiles, trailers, boats, motorcycles, or campers shall be stored, washed, or repaired on the premises. Residents only are allowed to park within the complex. Unauthorized vehicles will be ticketed, booted, and/or towed without notice at the owner's expense. Bicycles are to be parked in designated bike racks only.

15. Any damage to the common areas caused by the resident, his guests, movers, family or employees for any reason shall be paid by the resident at the time the damage is incurred.

16. Only private parties of reasonable size are allowed on the premises. All regulations apply.

17. No beds shall be disassembled and no extra beds or mattresses are permitted without the Landlord's written approval.

18. No bicycles or mechanized vehicles are allowed in the unit without the Landlord's written approval.

19. The Landlord or Agent's time spent to do work resulting from resident's default or breach of this lease will be billed out at \$50 per hour as part of the renter's obligation under the lease.

IN WITNESS WHEREOF RESIDENT AGREES TO THE ABOVE TERMS AND CONDITIONS:

LANDLORD:

RESIDENTS:

Southview II Condominium Association Rules and Regulations

September 1, 2006

The building consists of 18 residential units. The complex is managed by hired property management service and governed by a Board of Directors elected by all owners therein. The Board of Directors decides these rules and regulations set forth based on the Covenant of Declarations.

An individual unit, consist of the airspace within the walls, floor, ceiling, doors, and windows are individually owned. The remainder is called the common elements and consists of all the land, driveways, parking areas, the walkways, balconies, patio, roofs, outside walls, foundations, etc.

The violation of the following rules and regulations are subjected to fines which will be billed to the owners of said unit:

- * First offense - \$ 50.00
- * Second offense - \$100.00
- * Third offense - \$150.00

1. General

The owner of a Condominium Unit may use it as a first or second home, or as income property by leasing to others using Association's own tenant rules and regulations.

2. Common Elements

It is prohibited to hang, erect, affix or place anything permanent upon the common elements or limited common elements (Porches) without Board approval. Patio furnishing can be used on limited common element providing it be kept in an organized, clean, non-offensive fashion in the sole opinion of the Board of directors . Not to be used for storage of toys, bikes or general clutter. Not to be used for drying laundry. Any objects obscuring another's view will be asked to remove it or reduced it. Front common elements need to be kept clear of debris for ease of access to and from all units and in case of fire evacuations. Any occupant of any unit is responsible for keeping their front sidewalk clean of dirt and trash.

3. Noise

No loud, disturbing or objectionable noises shall be made indoors or outdoors by occupants or guests including, but not limited to, yelling stomping feet, playing of musical instruments, radios stereos, televisions, amplifiers or other devices in such a manner as might disturb other occupants. If any noise can be heard next door or outside, it is too loud. Any noise in the Common elements will end at 10:00 p.m.

4. Parking

Any vehicle that is found in violation of any of the parking rules listed is subject to being towed, at owner's expense with or without notice. Contact Board of directors for any special allowance.

- a. Vehicles shall be moved at least once a week.
- b. Vehicles must bear current license plates and be in operable condition.
- c. Within 24 hour of a snowfall that requires plowing, vehicles must be moved to a cleared space.
- d. Boats, trailers, RV's (non-passenger vehicles) are prohibited in the parking lot.
- e. No mechanical work of any nature is permitted to be performed on vehicles on the property. The only type of work allowed is a tire or jump starting a battery. No washing of vehicles on the property.

5. Trash

Dumpsters are provided for use of household /office garbage. If dumpsters are full, do not leave trash outside, for animals to create a mess. Any large trash (boxes, pallets, mattresses, or appliances etc.) need to be taken to dump or recycle center. Do not store any garbage outside or lean against building or on common elements.

6. Residential Occupation

- a. Permanent Occupation of any unit is limited to the following :
 - Studio - 2 People
 - One Bedroom - 3 People
- b. All owners and their rental agents are required to provide their tenant(s) a list of rules and regulations and making sure tenants understand them.
- c. Small children must be under the supervision of a parent or person designated by a parent capable of caring for and keeping the children from harms way, especially from posed by the adjacent river. No running, skateboarding or riding on patios, walkways or balconies is permitted.

7. Pets

Pets are allowed at the individual owner's discretion, subject to the following conditions:

- The pet must be with the owner and on a leash at all times while on the common elements.
- The owner shall be liable for any damage to persons or property caused by his/her pet.
- Owners shall be responsible for cleaning up any feces left by their pet
- No excessive barking at any time

8. Liabilities

- a. Any damage or loss to any person or property caused by an owner, tenant, or guest of an owner, such owner will be liable and responsible.
- b. The association shall not be liable for any loss or damage to articles stored in any common elements.
- c. Any damage to the interior of any part of any unit resulting from negligence of the owner or tenant of another unit is the financial responsibility of the owner of the unit from which it was caused. Such damage shall be repaired and the property shall be restored substantially to the same conditions that existed prior to the damage. Failure to maintain grout and caulking in bath area or maintain toilets from overflows are examples of owner's negligence. (The association is not responsible for and damage of this kind)

OWNER: _____

DATE: _____

OWNER: _____

DATE: _____

UNIT NUMBER: _____

Southview la Asociación II de Condominio Governa y las Regulaciones

El edificio consiste en 18 unidades residenciales. . El complejo es manejado por el servicio empleado de la administración de la propiedad y gobernado por una Junta directiva elegida por todos dueños en eso. La Junta directiva decide que estos conjunto de reglas y regulaciones se basó adelante en el Convenio de Declaraciones. Una unidad individual, consiste en el espacio aéreo dentro de las paredes, el piso, el techo, las puertas, y las ventanas se poseen individualmente. El resto se llama los elementos comunes y consiste en toda la tierra, los caminos de entrada, estacionando áreas, los senderos, los balcones, el patio, los techos, fuera de paredes, las bases, etc.

La infracción de las reglas y regulaciones siguientes es sujeta a multas que serán facturadas a los dueños de dijo la unidad:

Primero ofensa -	\$ 50,00
Segunda ofensa -	\$100,00
Tercera ofensa -	\$150,00

1. El general El dueño de una Unidad de Condominio lo puede utilizar como un hogar primer o segundo, o cuando la propiedad de ingresos arrendando a otros que utilizan la Asociación propias reglas de arrendatario y regulaciones.
2. Los Elementos comunes que Lo se prohíbe para colgar, erigir, poner o colocar algo permanente sobre los elementos o elementos comunes limitados (Pórticos) sin la aprobación de la Tabla. El moblaje del patio se puede utilizar en proporcionar común limitado de lo elemento sea mantenido en un organizado, limpia, la moda no-ofensivo en la única opinión de la Junta directiva. No ser utilizado para el almacenamiento de juguetes, las bicicletas ni el general llenan. No ser utilizado para secar ropa sucia. Cualquier objeto que oscurece otra vista se pedirá quitarlo o lo redujo. Los elementos comunes anteriores necesitan ser mantenidos claro de escombros para la comodidad del acceso a y de todas unidades y en caso de evacuaciones de fuego. Cualquier ocupante de cualquier unidad es responsable de mantener su acera anterior limpia de tierra y basura.
3. El ruido no ruidos fuertes, perturbadores ni objetables serán hechos dentro ni fuera por ocupantes ni huéspedes incluyendo, pero no limitado a, gritando que pisa muy fuerte pies, jugando de instrumentos musicales, las radios estéreo, las televisiones, los amplificadores u otros dispositivos en tal manera quizás perturben como a otros ocupantes. Si cualquier ruido se puede oír al lado o afuera, es demasiado fuerte. Cualquier ruido en los elementos Comunes terminará en 10:00 de la tarde.

4. Estacionamiento Cualquier vehículo que se encuentra en la infracción de cualquiera de las reglas de estacionamiento listó es susceptible a siendo remolcado, en el gasto de dueño con o sin nota. Contacte la Junta directiva para alguna concesión especial.

A. Los vehículos se moverán por lo menos una vez a la semana.

B. Los vehículos deben soportar matrículas actuales y estar en la condición operable.

C. Dentro de 24 hora de una nieve que requiere la arada, los vehículos deben ser movidos a un espacio vaciado.

D. Los barcos, los remolques, RV (vehículos de no-pasajero) son prohibidos en el parking. E. no trabajo mecánico de cualquier naturaleza se permite ser realizado en vehículos en la propiedad. El único tipo del trabajo permitió es una llanta o arranca una batería. Ningún lavar de vehículos en la propiedad.

5. Los Contenedores de la basura se proporcionan para el uso de la casa/basura de oficina. Si contenedores están repletos, no sale basura afuera, para animales para crear un lío. Alguna basura grande (cajas, las espátulas, los colchones, o etc. de aparatos) la necesidad de ser tomada para descargar o reciclar el centro. No almacene ninguna basura fuera de ni se inclina contra edificio ni en elementos comunes.

6. La Ocupación residencial

A. La Ocupación permanente de cualquier unidad es limitada a lo Siguiente:

- Estudio - 2 Personas
- Un Dormitorio - 3 Personas

B. Todos dueños y sus agentes de la renta son requeridos a proporcionar su arrendatario (arrendatarios) una lista de reglas y regulaciones y cerciorándose a arrendatarios los entienden.

C. Los niños pequeños deben estar bajo la supervisión de un padre o la persona designados por un padre capaz de cuidar de y mantener a a los niños de la manera de daños, especialmente de colocado por el río adyacente. Ningún correr, yendo en monopatín ni para cabalgar en patios, los senderos ni los balcones se permiten.

7. Acaricia Animales Favoritos se permiten en la discreción individual de dueño, sujeto a las condiciones siguientes:

• El animal favorito debe estar con el dueño y en una correa siempre mientras en los elementos comunes.

• El dueño será responsable de cualquier daño a personas o propiedad causadas por su animal favorito.

• Dueños serán responsables de limpiando cualquier excremento dejó por su animal favorito

- no ladrar excesivo en tiempo

8. Las obligaciones

A. Cualquier daño o la pérdida a cualquier persona o la propiedad causadas por un dueño, por el arrendatario, o por el huésped de un dueño, tal dueño será responsable y responsable.

B. La asociación no será responsable de ninguna pérdida ni el daño a artículos almacenados en ningún elemento común.

C. Cualquier daño al interior de cualquier parte de cualquier unidad que resulta de la negligencia del dueño o el arrendatario de otra unidad es la responsabilidad financiera del dueño de la unidad de que se causó. Tal daño se reparará y la propiedad será restaurada substancialmente a las mismas condiciones que existieron antes del daño. El fracaso para mantener lechada y calafateando en el área del baño o mantiene que lavabos de capacidades excesivas son los ejemplos de la negligencia de dueño. (La asociación no es responsable de y del daño de esta clase)

EI DUEÑO: _____ La FECHA: _____

EI DUEÑO: _____ La FECHA: _____

EI NUMERO: _____ de la UNIDAD