

ASPEN VILLAGE CONDOMINIUMS GENERAL RULES AND REGULATIONS

Adopted: 21 June 2008

To insure the peace, tranquility, well-being, and property of the owners of Aspen Village Condominiums, certain rules and regulations have been adopted and must be followed. These rules serve as guides for consideration of others and to the application of common sense so as to create a friendly, pleasant, and congenial atmosphere.

1. **Peaceful Enjoyment/Quiet Time:** There will be no loud or unnecessary noise before 10:00 a.m. and after 10:00 p.m. A curfew on any activity generating excessive noise will be imposed after 11:00 p.m. within the Aspen Village Condominiums. Also, the utmost consideration should be given to being quiet, even inside the condos, so as to be considerate of neighbors that might be affected by noise transferred through the building.
2. **Recreational Equipment and Vehicles:** Snowmobiles, motorcycles and ATV's may be started in the parking area but must leave the area immediately. The speed limit is 15 M.P.H. on all Aspen Village Condominium property. Bicycles are not allowed on the lawns. Vehicle maintenance will not be performed within Aspen Village except for service needed to start or move a vehicle.
3. **Parking:** Each unit has one assigned parking space in addition to the garage parking. (The only exceptions to this are the units located in Building B that have no garages and Buildings N & P that have double garages and two assigned parking spaces.) The parking space is located immediately in front of the garages or units. Trailers of all types, ATV's, snowmobiles, motorcycles, bicycles and other vehicles must be parked in the unit's assigned parking space, not in the general parking lot area.

The general parking lot area is very limited. All vehicles must be parked perpendicular to the roadway in order to maximize the number of available spaces. Parallel parking is not allowed. Usage of the limited general parking is on a first-come, first-served basis for owners, renters, or their visitors. Storage of a vehicle (longer than a day or two) in the AVCOA general parking areas is not permitted. Vehicles left for long periods will be impounded and removed to storage at the owner's expense. Long-term storage of vehicles, particularly incapacitated vehicles, or miscellaneous items in the parking area assigned to each unit is also not allowable. Such storage detracts from the tidiness of the Village as well as increases the cost of cleanup and snow removal.

Generally, campers and motor homes should not be used for overnight lodging while parked at Aspen Village. Limited use while parked in the assigned space of the condominium unit, and not affecting the persons in the neighboring units, is allowable. Please contact the Property Manager.

The parking spaces located near THE CLUB are generally reserved for persons using THE CLUB. Under limited conditions and circumstances other parking may be allowed. Contact THE CLUB Manager for advice or approval before any other parking in this area.

No parking:

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| a. on roadways overnight | e. in front of fire hydrants |
| b. on grass or gravel | f. In front of garages of another unit |
| c. in front of entrances or access areas to unit walkway | g. in front of entrances to storage buildings |
| d. in front of dumpsters | h. in designated handicapped spaces without a permit |

4. **Pool:** The outdoor pools are open from 10:00 a.m. to 10:00 p.m. **There is no lifeguard on duty.** An adult shall supervise all swimmers less than 14 years of age at all times. Swimmers between the ages of 14 and 18 must be accompanied by another individual. Care shall be taken to assure that the gates are closed when they are not in use. Absolutely no glass containers shall be brought to or used in the pool area. Do not bring rocks or small objects to the pool since they can cause extreme damage to the

water/filtration system. All personal items should be removed from the pool area by 10:00 p.m. Absolutely no diving is allowed in the pools. Profanity and aggressive behavior in any form will not be tolerated. Please utilize the trash containers located at the pool sites. The pools are for the exclusive use of Aspen Village residents and their guests. Unauthorized use of pools or any facilities should be reported to the Property Manager as soon as possible so that appropriate action may be taken to remove the offending parties from the Village.

5. **Tennis Courts & Sports Areas:** Use of the tennis courts is generally on a first-come first-served basis. However, courts can be reserved ahead at THE CLUB. Playing time should be limited to 1 hour when others are waiting to play. Likewise, doubles play is encouraged when other players are waiting. Individuals using the tennis courts are required to bring their own equipment and wear appropriate shoes. The use of roller-blades, skateboards, roller skates, bicycles or tricycles in the courts is prohibited.
6. **Owners who Rent or Allow Unaccompanied Guests** to use their condo units must advise their renters and guests of the Aspen Village Condominium rules and regulations including the special rules for renters. Owners who use rental management agents are required to provide them with copies of the Aspen Village Condominium Rules and Regulations including the rules regarding use of THE CLUB. (See Attachment A)
7. **General Items:**

Glass containers are not allowed outside the condominium units and their decks. Plastic or paper containers must be used for drinks or food in the pool area and elsewhere on the Aspen Village Condominiums property.

Wood, charcoal or gas barbecue grills are **not** allowed to be used on the wood decks due to the fire hazard.

Smokers using the common area need to be considerate of others using the common area that may be affected by the smoke.

The Property Manager should be given a key for each unit. This key is needed to aid in maintenance and protection (fires, leaks, freezing, etc.). Condominiums with lockers should provide the Property Manager with keys or combinations in order to facilitate access should emergencies occur, such as roof leakage, fire, etc.

Please keep your deck area neat and clean. Do not hang towels or laundry from your railing, trees or shrubs.

Only whole-ownership owners may bring pets to the Aspen Village Condominiums. Pets are to be kept quiet so as not to disturb persons using nearby units. No pets are allowed on the lawn or in the pool areas. Pets must be on a leash at all times when on Aspen Village Condominiums property and owners are expected to clean up after their pets. Dog runs are **not** allowed within the Aspen Village Condominiums property. Animal control will be called to remove any dogs running loose within the Village.

Please utilize the trash containers/dumpsters located throughout Aspen Village.

Please report unauthorized use of dumpsters to the Property Manager.

Property Manager or Property Manager's agent has the right to refuse facilities to any person or parties at his sole discretion.