

**914 Waters Condominium Association
RULES AND REGULATIONS**

Adopted June 28, 2002
Revised July 17, 2003
Revised August 16, 2007
Revised February 10, 2009
Revised September 10, 2010
Revised November 19, 2010
Revised August 25, 2011
Revised September 4, 2012
Revised October 25, 2012
Revised January 22, 2016
(revisions in red)

1. These rules and regulations apply to all owners, tenants of owners, and visitors.
2. Nothing may be left unattended in any common areas. Common areas include hallways, stairways, yards and grounds, sidewalks, entryways, common areas, storage locker areas, and outside parking areas.

Illegally parked cars will be towed at the owner's expense.

Bicycles may be parked only at the bike rack. Bikes illegally parked could be picked up, stored, and subject to a storage charge of \$25.00 per incident. Bikes are not permitted in walkways or units.

Items left in stairways, hallways, entryways, and common areas will be taken and stored and subject to a storage charge of \$10.00 per incident. This means that skis, boots, boxes, etc., even if left outside a condo door, are subject to seizure.

All items left unattended are the liability of the person who left them, and the condominium association shall have no liability therefor, if the items are seized and stored.

3. Reasonable sound levels are required in all areas at all times.

Quiet hours are from 10 p.m., to 7 a.m. [Ordinance No. 2, Section 16-4, Residential #50 dB(A)]

Complaints will be handled by the Board of Directors, and frequent renter violators are subject to eviction while owner residents are subject to actions by the Board.

All violations of the noise ordinance should be reported to the Aspen Police Department. (9/4/12 rev)

4. No changes or additions may be made to any common areas, including exteriors, without the written permission of the Board of Directors.

5. Remodels and Renovations: No owner shall make any modifications or alterations, structural or otherwise, to its unit or installations located herein without first obtaining requisite building permits. Any such modifications or alterations undertaken without prominently displaying building permits shall be reviewed by the Board upon notice to the board of such violation. At the discretion of the Board, the City of Aspen Building Department shall be notified of said violation with the intention of red-flagging the undertaken modification. Before an owner begins any remodels and renovations so described, the Board of Managers or the Managing Agent must receive a five-hundred-dollars (\$500.00) refundable security deposit (to be used to cover the costs of any building repairs or cleaning costs as a result of such remodels and renovations), a copy of the General Contractors license and workmen's comp policy, and a letter from either the unit owner's or the contractor's insurance carrier holding the Association harmless for any damages and/or personal injuries that may result during such modifications or alterations. Failure to do this shall result in substantial financial penalties to the unit owner. Before a building permit can be obtained, the City requires a signed letter from the association authorizing the changes to be made. **No hardwood floors or tile shall be installed in any unit that is located above another unit without board approval, and appropriate sound mitigation.**

6. A copy of these Rules and Regulations will be provided to every owner and every tenant and must be incorporated into every lease. The Association requires all owners who rent their units to provide the Management Company with a completed Tenant Information Form within 30 days of the execution of a lease. Failure to do so will result in a \$200. fine.

7. For security purposes, each owner shall provide name, mailing address, and telephone number of any renter and rental agents to the managing agent.

8. All garbage and trash shall be placed ONLY IN the dumpster provided for this purpose at the rear of the building (and specifically NOT in the waste baskets in the laundry room). Each occupant is required to secure the dumpster after each use. Garbage left outside individual units will be removed and the owner charged \$25.00 per incident in addition to any fines levied by the City. [Ordinance #7, 1988; Ordinance #13, 1999. See attached.]

9. Pet Policy – Dogs and birds are prohibited on the property. An indoor cat or other quiet pet is allowed for both owners and tenants. However, this approval is conditional and may be revoked at any time that the pet becomes, by a decision of the Board of Directors, a nuisance to other tenants or owners. . Fines of \$50.00 per day per will be levied for the first offense and \$100.00 per day per pet for subsequent violations. Illegal pets must be permanently removed from the property within 48 hours of notification.

10. There is one storage locker unit for each condo. The Association assumes no liability for any storage unit, nor shall it be liable for any loss or damage to any article stored or placed in any common or storage area.
11. Any damage to any common areas shall be the responsibility of each unit owner for oneself, children, tenants, or guests.
12. Lockouts are the responsibility of the owner or the rental agent.
13. Notify the management company if you notice any problem in maintenance, upkeep, or management of the building. Do not try to correct the deficiency yourself.
14. Use of Grills. No grilling is allowed in the common areas. Violation will result in a charge to the unit owner of \$25.00 per incident.
16. The 914 Waters Condominium complex is a **totally non-smoking facility**. No smoking is allowed in individual units, in any of the common areas, or anywhere on the physical property. Violators are subject to fines and/or eviction.(rev 8/25/11)