

**RULES AND REGULATIONS
FOR
BLUE MESA TOWNHOMES ASSOCIATION**

The following Rules and Regulations were adopted by the Board of Directors of Blue Mesa Townhomes Association, a Colorado nonprofit corporation, on _____ in accordance with paragraph 20.1 of the Declaration of Blue Mesa Townhomes, a planned community:

1. **NUISANCES.** No obnoxious or offensive activity of any nature shall be maintained or allowed within Blue Mesa Townhomes or the 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, or guests.

2. **MOTOR VEHICLES.** No motor vehicles shall remain parked upon the property of Blue Mesa Townhomes except as follows:
 - 2.1 All vehicles shall at all times be parked in a designated parking area and parking space where applicable.
 - 2.1.1 The Association will not prohibit the parking of a motor vehicle by a Lot Owner on a street, driveway, or guest parking area, if the vehicle is (1) required to be available at designated periods at the owner's residence as a condition of the owner's employment, (2) the vehicle's gross weight is less than 10,000 lbs, (3) Lot Owner is a bona fide member of a volunteer fire department or employed by an emergency service provider; and (4) the parking of the vehicle can be accomplished without obstructing emergency access or interfering with the reasonable needs of the other Unit Owners to use streets and driveways within the community.
 - 2.2 No inoperable vehicle may be parked at Blue Mesa Townhomes for longer than 72 hours.
 - 2.3 Snowmobile Trailers shall be considered a motor vehicle for purposes of these Rules and Regulations.

3. **SIGNS.** No signs of any type or kind shall be placed or displayed on or around any Unit without the prior written approval of the Association, except for the following:
 - 3.1 The Association will not prohibit the installation of a flag or flagpole but may make regulations as to size and location of the flags and flagpoles.
 - 3.2 the Association will not prohibit the display of service flags. The Association may adopt rules and regulations regarding the size and manner of display, except that the maximum dimensions allowed shall not be less than nine inches by sixteen inches.
 - 3.3 The Association will not prohibit the display of political signs from forty-five days prior to the day of election to seven days after election day. The Association may regulate the size, number and manner of display of the political signs in accordance with the Colorado Common Interest Ownership Act as now existing or as the same may be amended, modified or changed.

3.3.1 Political Sign is defined as a sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue.

4. **TRASH.** No trash, recyclables, debris or refuse shall be deposited upon the common elements of Blue Mesa Townhomes except only within trash containers, with lids firmly attached, in the designated areas. No fires, nor the burning of any trash, debris or materials shall be allowed within or upon the grounds of Blue Mesa Townhomes. 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.
5. **ENTRYWAYS.** The entryways within the Blue Mesa Townhomes 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, or guest, shall in any way obstruct free unlimited access to any of the units.
6. **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 Unit Owner 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.
7. **NOISES.** Unit Owners, lessees, and guests 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 within the Blue Mesa Townhomes.
8. **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.
9. **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.
10. **TOWNHOME 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 Association 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.
11. **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 made to be window coverings.
12. **COMPLIANCE WITH RULES AND REGULATIONS.** Each Unit Owner, lessee, or, guest 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, Declaration 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. Each day the violation continues shall be separate violation. A Unit Owner may also be subject to 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.

13. **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.