

RULES AND REGULATIONS  
OF  
DOS RIOS CONDOMINIUM ASSOCIATION,  
A Colorado Non-Profit Corporation

The following rules and regulations have been hereby approved and adopted by the Board of Directors, pursuant to the Dos Rios Condominium Declaration, Articles of Incorporation and By-laws of Dos Rios Condominium Association.

Each condo unit owner of record will fully comply, at all times, with these rules and regulations and it will be the unit owner's responsibility to require family members, guests, and lessees to comply with all the rules and regulations are set forth herein.

1. **Animals:**

No animals or pets of any nature shall be allowed, kept or maintained at Dos Rios Condominiums; provided, however, that each unit owner may keep and maintain one domesticated dog or cat so long as such pet is not a nuisance or obnoxious or troublesome to any other unit owner, tenant or guest. The right to maintain one domesticated dog or cat as herein set forth shall be subject to the following conditions and reservations:

- 1.1 Dogs shall be confined inside the unit; provided, however, that if the dog is not inside the unit, it must be on a leash no longer than 8 feet and will not be left unattended or unit owner must be present or in the unit. Note: Persistent or repetitive barking is considered a nuisance.
- 1.2 When pets are taken outside of the unit the pet owner is required to immediately clean up any mess made by the pet and properly dispose of it.
- 1.3 The owner shall assume full responsibility and liability for any damage to persons or property caused by this pet.
- 1.4 Guests, invitees, and lessees of unit owner shall not be permitted to keep or maintain any pet on the condominium property.
- 1.5 The above right to maintain one pet upon the condominium property is subject to revocation and termination at any time by the Board of Directors upon its sole determination that such pet is either vicious or annoying other members or otherwise a nuisance.

2. **Recreation Equipment:**

No recreational equipment shall be parked, stored or maintained by any unit owner upon the exterior property of Dos Rios Condominiums. Recreational equipment is defined to mean boats, campers, trailers of any nature and description. No tents or other similar equipment will be permitted at any time.

3. **Nuisances:**

No obnoxious or offensive activity or behavior of any nature shall be maintained or allowed within Dos Rios Condominiums and each unit owner, guest, invitee or lessee shall occupy and use his condominium unit in a manner that is not offensive to the other unit owners, guests, invitees or lessees. A violation of this rule will result in action taken by the Board of Directors against the owner and / or tenants through the Sheriff's department or by the Board of Directors levying one or more fines.

4. **Home Occupations:**  
No signs, advertisements, or notices shall be exhibited, inscribed, painted or fixed on any part of the outside of the buildings by any owner.
5. **Motor Vehicles:**  
No more than two motor vehicles shall be kept, maintained or allowed on the property of Dos Rios Condominiums for each condominium unit, without the prior written permission of the Board of Directors. No motor vehicle shall remain parked upon the property of Dos Rios Condominiums unless the same is in good working condition and used for actual transportation, and in no event may vehicles of any nature be parked outside condominium parking area for more than two weeks continuously without permission of the Board of Directors or Managing Agent. Parking of vehicles shall be done in an orderly fashion. Bicycles kept outside individual unit, shall be parked in one of the bike racks located on the condominium grounds. Following any substantial snowfall, all owners of other vehicles shall upon request remove the same from the parking area during snow removal operations.
6. **Trash:**  
No trash, debris, or refuse shall be deposited outside the Dos Rios Condominiums except only within trash containers to be furnished at a central location (the west end of building one) by the association. No fires or the burning of any trash, debris or materials shall be allowed outside of any unit within Dos Rios Condominiums except by written permission of the Board of Directors, and in compliance with the applicable regulations of Gunnison County, Colorado.
7. **Laundry Rooms:**  
All unit owners, lessees and guests will refrain from using said facilities before 8:00 AM and after 10:00 PM thus showing consideration to occupants of condominiums adjacent to said facility. During the winter, early spring, and late fall the laundry room door will remain closed at all times in order to prevent the pipes from freezing. Subsequent plumbing problems resulting in the failure to keep said doors closed will result in the association to collectively pay for all repairs.
8. **Walkways & Entry Ways:**  
The walkways and entry ways within Dos Rios Condominiums shall at all times be kept free and clear of all obstructions, snow and ice. No unit owner, guest, invitee or lessee shall park his motor vehicles on, or in any way obstruct free and unlimited access by the owners, guests, invitees or lessees of any other condominium unit.
9. **Patio and Deck Areas - Common Land Areas:**  
The common land area of the general common elements shall be kept and maintained by the association. No individual shall place, keep or maintain any items of personal property thereon without the prior written consent of the Board of Directors. The patio and deck areas shall be used only for the purposes intended and shall not be used for cleaning rugs, indoor furniture, house hold articles or other items or for hanging garments, clotheslines, or other items.
10. **Noises:**  
Owners, guests, invitee, and lessees shall maintain as low noise level as are reasonably possible at all times, and in no event may maintain noise levels which are offensive to other residents.

11. **Locks:**  
The managing Agent shall keep a pass key to all units for emergency use only. No owner shall alter his unit entrance door lock or install a new or additional lock without informing the Manager and supplying the Manager with a pass key therefore.
12. **Lessees**  
Owners with units occupied by a lessee(s) are required to provide the Dos Rios Condominium Associations property management company with the lessee(s) name & phone number and if available the lessee(s) mailing & email address. This information is to be used for emergency & enforcement of the rules & regulations purposes only. In addition, if the unit is being managed through a property management company the companies name, phone number, mailing & email address is required to be provided to the Dos Rios Condominium Association property management company. The required information above must be updated when a new lessee(s) occupy a unit.
13. **Use of General or Limited Common Elements:**  
Use of any of the general or limited common elements will be made in such manner as to respect the rights and privileges of other unit owners.
14. **Liability for Damage:**  
The unit owner will be fully responsible for any damages done to the common-owned buildings, facilities, and grounds, which the unit owner, its family members, guests or lessees may do. Any and all damages will be repaired at the expense of that unit owner.
15. **Miscellaneous:**  
15.1 Each owner and the occupants of a condominium unit shall maintain or cause to be maintained, in good condition and repair, the condominium unit and all of the fixtures therein, and shall promptly pay all charges for utilities separately metered to such unit.  
15.2 No owner may install any plumbing, wiring or air conditioning equipment, except with prior written approval of the Board of Directors.  
15.3 Each owner, guest, invitee, and lessee 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 Declaration or By-laws of the Association, but shall only be supplemental thereto.
16. **Contracts:**  
No purchases, service agreements, contracts, or other arrangements for the purchase, acquisition or lease of property or services for the use or benefit of Dos Rios Condominium Association or the general common elements within Dos Rios Condominiums may be entered into except by action of the Board of Directors of the Association, or its appointed manager.

17.

**Enforcement:**

In the event of non-compliance with any of the above Rules and Regulations, the owner or rental agency of the condominium unit shall be notified by certified/return receipt requested letter notifying said party of the specific violation.

17.1 Three days after receipt of such notice, the owner of the condominium unit shall be fined \$25.00 per day for three days, \$50.00 per day for the next three days, and \$75.00 per day thereafter until compliance has been met.

17.2 The Board of Directors may place a lien against any unit whose owner is delinquent in paying fines.