

Rules and Regulations
Water Wheel Condominiums Owners Association
a Colorado non-profit corporation

The following rules and regulations are hereby adopted by the membership of the Water Wheel Condominiums Owners Association, pursuant to the Water Wheel Condominiums Declaration and the Articles and Bylaws of the Water Wheel Condominiums Owners Association.

1. Animals. No animals or pets of any nature shall be allowed, kept, or maintained at the Water Wheel Condominiums.
2. Recreational Equipment. No recreational equipment shall be parked, stored, or maintained by any unit owner upon the exterior property of Water Wheel Condominiums, except that one boat on a trailer may be parked in the unassigned parking spaces as shown on the plat of Water Wheel Condominiums.
3. Nuisances. No obnoxious or offensive activity of any nature shall be maintained or allowed within Water Wheel 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's owners, guests, invitees, or lessees.
4. Home Occupations. No home occupations of any nature shall be allowed within Water Wheel Condominiums, and 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. Not more than two vehicles shall be kept, maintained, or allowed on the property of Water Wheel 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 Water Wheel 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 in the parking area for more than two weeks continuously without the permission of the board of directors or managing agent. Following any substantial snowfall, all owners of motor 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 upon the common elements of Water Wheel Condominiums except only within trash containers to be furnished at a central location by the Association. No fires, nor burning of any trash, debris, or materials, shall be allowed outside of any unit within Water Wheel Condominiums except by written permission of the board of directors, and in compliance with the applicable regulations of Gunnison County, Colorado.

7. Walkways and Entry Ways. The walkways and entry ways within Water Wheel 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.

8. 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 patios and deck areas shall be used only for the purposes intended and shall not be used for hanging garments or other articles or for cleaning rugs, household articles, or other items.

9. Noises. Owners, guests, invitees, and lessees 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 residents within Water Wheel Condominiums.

10. Locks. Each unit owner shall have the right, at the unit owner's discretion, to provide the managing agent of the Association with a pass key to his respective unit for emergency use.

11. 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.

12. Number of Occupants. Due to the size and design and purpose of the Water Wheel Condominiums units, occupancy of a unit by more than four persons is prohibited, except that a unit may be occupied by more than four persons on a temporary basis. The term "temporary basis" shall mean a total period not to exceed four weeks per year, which may be used in two separate periods of two weeks, separated by a minimum of one week between each two week period.

13. Liability for Damage. Any damage to the general common elements caused by an owner, by the children of an owner or their guests, or the guests of a unit owner, shall be repaired at the expense of that unit owner.

14. Rules and Regulations. Each unit 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 members from time to time. The above rules and regulations shall in no way amend or alter the Articles of Incorporation, Condominium Declaration, or Bylaws of the Association, but shall only be supplemental thereto.

15. 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 Water Wheel Condominiums Owners Association or the general common elements within Water Wheel Condominiums may be entered into except by action of the board of directors of the Association or its appointed manager.

16. Real Estate Signs. No real estate signs advertising the availability for sale of any unit within the project shall be maintained within the confines of the project.

17. Motorcycles. Motorcycles, motor bikes, mopeds, all-terrain vehicles, and other similar motorized vehicles shall be used within the Water Wheel Condominiums project only while in use for actual transportation to and from the project, and not within the project for recreational, training, testing, repair, or other non-essential uses, and no such vehicles, even while in use for actual transportation to and from the project, shall be permitted which are excessively noisy or otherwise cause a disturbance to other residents within the project.

18. Speed Limit. A speed limit of 10 miles per hour for all vehicles within the project shall be maintained.

19. Laundry Room. All owners, guests, invitees, and lessees shall maintain and keep clean and in good condition the laundry room and all of the fixtures and appliances therein.

As lessee of unit # _____, I have read and agree to abide by all the rules and regulations hereby approved and adopted by the Board of Directors.

Dated _____ Signed _____