

**RULES AND REGULATIONS
FOR
MCINTOSH TOWNHOMES ASSOCIATION**

The following Rules and Regulations were adopted by the Board of Directors of McIntosh Townhomes Association, a Colorado nonprofit corporation, _____, 2003 in accordance with section 6.6 of the Townhome Declaration of McIntosh Townhomes:

1. **NUISANCES.** No obnoxious or offensive activity of any nature shall be maintained or allowed within McIntosh Townhomes or the common areas and each lot owner or lessee shall use his lot in a manner that is not offensive to the other lot owners, lessees, or guests.
2. **MOTOR VEHICLES.** No motor vehicles shall remain parked upon the property of McIntosh Townhomes except as follows:
 - 2.1 All vehicles shall at all times be parked in a designated parking area and parking space where applicable.
 - 2.2 No inoperable vehicle may be parked at McIntosh Townhomes for longer than 72 hours.
 - 2.3 Snowmobile Trailers shall be considered a motor vehicle for purposes of these Rules and Regulations.
3. **TRASH.** No trash, recyclables, debris or refuse shall be deposited upon the common elements of McIntosh 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 McIntosh Townhomes. Lot 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. Lot Owners and lessees are further responsible, at their cost, for trash expense incurred by the Association for excessive trash pick up.
4. **ENTRYWAYS.** The entryways within the McIntosh Townhomes shall at all times be kept free and clear of all obstructions, snow and ice by the Lot Owners or lessees. No Lot Owner, lessee, or guest, shall in any way obstruct free unlimited access to any of the lots.
5. **COMMON AREAS.** The common areas shall be kept and maintained by the Association. 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.
6. **NOISES.** Lot 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 McIntosh Townhomes.
7. **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 Lot Owners, lessees, employees, guests, business invitees and customers.
8. **LIABILITY FOR DAMAGE.** Any damage to the general common elements or limited common elements caused by a Lot Owner, lessee, employee of a Lot Owner or lessee, guest or customer of a Lot Owner or lessee shall be repaired at the expense of that Lot Owner or lessee. Any cleaning necessitated shall be at the expense of that Lot Owner or lessee.
9. **TOWNHOME LOTS.** Each Lot Owner or lessee shall maintain or cause to be maintained, in good condition and repair, his Lot and all of the fixtures therein, and shall promptly pay all charges for utilities and Townhome fees. No Lot 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 Lot Owner or lessee may install or erect any antennas or satellite dishes on the exterior or roof of any Lot without prior written consent of the Board of Directors.
10. **WINDOW COVERINGS.** No Lot 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.
11. **COMPLIANCE WITH RULES AND REGULATIONS.** Each Lot 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, Townhome Declaration or Bylaws of the Association, but shall only be supplemental thereto. Any Lot Owner or lessee who violates any of these Rules and Regulations is subject to a fine of \$100.00 per occurrence, 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.
12. **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 Lot Owners and lessees following the adoption thereof.