

The Meadows Condominium Owner's  
Association, Inc.  
Association Rules and Regulations

1. **PETS--DOGS:**

- a. An initial deposit of \$350.00 will be required. The amount of \$100.00 is non-refundable and will be applied towards landscaping: \$250.00 will be refundable upon the dogs departure, less any fines imposed due to dog violations.
  - b. No dog shall be allowed on the general common elements unless it is supervised, attended to, and / or kept on a leash. No dog shall be permitted to run free in or upon the general common elements or tied up in or upon the general common elements.
  - c. All dogs shall be registered with the homeowner's association.
  - d. All dogs shall be licensed by the town of Crested Butte or the city or town in which the owners reside.
  - e. Dog owners shall immediately remove and properly dispose of any waste left by their dog.
  - f. No dog shall be a nuisance. A nuisance shall include, without limitation, excessive barking, growling, jumping, causing, damage or destruction to the general common elements or the real or personal property of another, or running about unleashed.
  - g. Violations: Any violation of the foregoing rules and regulations will be fined as follows: **1<sup>st</sup> Violation:** written notice of violation and \$50.00 fine from remaining dog deposit **2<sup>nd</sup> Violation:** Written notice of violation and \$100.00 fine from remaining dog deposit **3<sup>rd</sup> Violation:** Written notice and \$100.00 fine from remaining dog deposit and immediate removal of dog from premises.
2. **RECREATION EQUIPMENT:** No recreational equipment or abandoned vehicles shall be parked, stored or maintained by unit owner, tenant, guest or lessee within the condominium complex.
  3. **BICYCLES:** All bicycles must be stored or maintained with the condominium unit, placed safely on porches, or parked in bicycle racks provided by the Association.
  4. **PERSONAL PROPERTY:** No personal property shall be stored, kept or maintained except within the enclosed interior of the condominium unit. Decks and porches may be used for temporary storage of bicycles, shovels and portable furniture.
  5. **FIREWOOD:** Up to a cord of firewood may be neatly stacked on decks or porches. Any outside storage must be done only in specifically designated

areas. Such area will be designated by the Association in order to facilitate lawn care and snow removal.

6. **SNOW REMOVAL:** Owners or their tenants are responsible for clearing snow off decks and steps. Owners or their tenants must clear decks of snow when 6 inches or more of snow has accumulated. If decks are not cleared in a timely fashion, the Association will pay to have the decks cleared and the owner will be invoiced for that charge. Failure to pay that charge will result in a lien being filed against that unit. The Association is responsible for snow clearing in the parking areas and walkways.
7. **LAUNDRY:** No laundry or articles of clothing shall be hung, stored or maintained on the property except within the completely enclosed interior of the condominium.
8. **SIGNS:** No signs regarding the sale or rent of a condominium or signs advertising a business may be placed on the property or put on display inside a unit by owners or real estate agents.
9. **TRASH and FIRE:** No trash, debris or refuse shall be deposited within the condominium complex except within trash containers, which are furnished at a central location by the Association. No furniture, appliances, or construction material shall be deposited in or outside of the dumpster. No trash, debris or refuse may be stored or kept in common areas such as porches, entrances, exits, balconies, stairways, etc. No fires, or the burning of any trash, debris or materials shall be allowed outside of any unit within the condominium complex. No flaming torches or open flames of any kind will be left unattended on decks or porches. ABSOLUTELY no barbeques shall be allowed on any deck or porch.
10. **BUILDINGS AND GENERAL COMMON ELEMENTS:** The exterior of all buildings, including the walls, roofs, windows, doors, entrances, exits, porches, stairways and fences together with the driveways, walkways and common land areas form the general common elements of the condominium complex. No repairs, alterations, maintenance, improvements, nor the affixing or mounting of any devices, items or fixtures shall be made or accomplished thereto without the proper written permission of the Association and as otherwise governed by the Condominium Declaration of By-laws.
11. **COMMON 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.
12. **LIMITED COMMON ELEMENTS:** It shall be the owner's and/or their tenant's responsibility to remove snow and ice from all balconies described as Limited Common Elements in the Condominium Declarations. Damage as a result of improper snow maintenance will be the responsibility of the unit

owner. It is also the responsibility of each unit owner to keep a path clear to his or her entryway.

13. **DRIVEWAYS, WALKWAYS AND ENTRYWAYS:** The driveways, walkways and entryways within the condominium complex grounds shall, at all times, be kept free and clear of any obstructions. No unit owner, guest or lessee shall park their motor vehicles or in any other way obstruct the free and unlimited access by the owners, guests or lessees of any other condominium unit.
14. **PRIVATE PARKING AREA:** Permitted vehicles must be parked in their assigned parking space and must be removed from the lot by 8:00 a.m. when there is more than 6 inches of snow on the ground for plowing purposes. Parking spaces cannot be used as storage areas for vehicles, trailer or recreational devices.
15. **EXTERIOR AERIALS:** No radio or television aerial shall be attached to or hung from the exterior of the buildings.
16. **NUISANCES:** No obnoxious or offensive activity shall be maintained or allowed within the condominium complex and each unit owner shall occupy/use his condominium unit in a manner that is not offensive to the other unit owners. No owner, guest, lessee or tenant shall make or permit any noises or electrical waves in the units, play any musical instruments, permit the operation of stereo equipment, radios or television loud speakers between the hours of 11:00 p.m. and the following 9 a.m. if the same shall disturb or annoy other occupants of the buildings. No owner, guest, lessee or tenant shall permit strong odors from activities such as growing marijuana plants to be noticeable in neighboring units or common areas. The use of carbon filters or fans or any other odor reducing mechanism must be used.
17. **WATERING:** Exterior watering shall be consistent with the watering restrictions of the town of Crested Butte.
18. **WRITTEN PERMISSION:** Any exception to these Rules and Regulations require prior written consent of the Association's Board of Directors. All exceptions require an annual review and may be revoked at anytime by the board without cause.
19. **ASSOCIATION FINING: 1<sup>st</sup> Offense:** Written warning and 48 hours to rectify the problem **2<sup>nd</sup> Offense:** \$50.00 fine and 10 days to rectify the problem **3<sup>rd</sup> Plus Offense:** Additional \$100.00 fine and ten more days to rectify the problem before an additional \$100.00 fine is given, etc. Written warnings will be given to the residents who are violating a rule and a copy of the violation and fine will be mailed to the owner.
20. **BYLAWS:** All homeowners, tenants, guests and lessees are required to uphold the Meadows Condominium Association Bylaws.
21. **CONTACTS:** For additional assistance, to report a violation and/or for more information contact any member of the Board of Directors or the Property Manager, Peak Property Management at (970)-349-6339.