

Rules and Regulations for the Silvanite Condominium Association

Updated August 17th, 2012

Amended August 25th, 2014; Occupancy Limits

Parking

- A. Parking is limited to two vehicles per unit, and occupants of units must park in their designated spaces according to the parking key located in the stairwell.
- B. Any car parked in an unauthorized parking space or not moved by 12 noon on days when snow needs to be removed from the parking spaces will be towed at the owner's expense.
- C. There is no driving or parking allowed on the lawns at any time.
- D. All bicycles must be kept in the bike rack or in the unit.
- E. All vehicles must be parked in accordance with Town of Crested Butte Parking Ordinances.
- F. There shall be no storage of vehicles on the premises.
- G. Only owners are allowed standard sized, seasonal utility, trailers, or recreational vehicles in their assigned parking.
- H. There shall be no repairing of vehicles on the premises, except for emergency repairs or cleaning.
- I. The Association and the Manager assume no responsibility for damage done to vehicles parked in the designated areas.

Occupancy Limits

- A. Amended August 11, 2014. The maximum number of occupants for Units #1-8 (first and second floors) is five (5) occupants and the maximum number of occupants for Units #9-12 (third floor) is six (6) occupants.

Pets

- A. No animals or pets of any nature shall be allowed to be kept, visit, or maintained at Silvanite Condominiums, provided, however, that each unit owner may keep or maintain one domesticated dog or cat or other animal. Owners are responsible for the conduct of their pets, and management reserves the right to remove any animal involved in repeated complaints.

Disturbances

- A. No obnoxious or offensive activity, nor disturbing noises of any kind shall be allowed, nor will owners or tenants permit any persons to do anything that will interfere with the rights, comforts, or convenience of any other owners, tenants, or neighbors.
- B. Owners, tenants, lessees, guests, or invitees shall not use radios, phonographs, stereos, television sets, amplifiers, musical instruments, or any other instrument, or devices in such a manner as may disturb or tend to disturb owners, tenants, lessees, guests, or invitees of other Condominium Units in Silvanite or neighbors.
- C. Owners, tenants, lessees, guests, or invitees shall not hang garments, rugs, towels, tapestries, and other materials from the window or from any of the facades or balconies of the building nor from any other improvement.
- D. No motorcycles, snowmobiles, or other noisy vehicles shall be permitted on the Premises.
- E. Owners, tenants, lessees, guests, and invitees shall not post any advertisement or poster of any kind in or on the building without the prior written approval of the Association.

Common Areas / Balconies

- A. The exterior of the building, including the walls, roof, windows, doors, together with bike racks, stairs, stairwells, walkways, driveways, parking lots, lawns, and common land areas form the common and limited common elements of Silvanite. No repairs, alteration, maintenance, improvements, nor the affixing or mounting of any items, fixtures, or devices shall be made or accomplished without the prior written consent of the Condominium Association.
- B. All common and limited common elements and balconies must be kept neat and clear of all items, garbage, or debris, including without limitation, bikes, kayaks, garbage cans, furniture, grills, lumber, and boxes. Outdoor patio type furniture is allowed on private balconies and on the large deck on the south side of the building. Containers holding recyclable materials are the only items allowed on decks and walkways.
- C. Owners, tenants, lessees, guests, and invitees shall not install wiring for electrical or telephone installation, television antennae, machines, or air conditioning units on the exterior of the building or that protrudes through the walls or roof of the building without the express, prior written approval of the Association.
- D. There will be no smoking allowed in common areas. This includes public decks, stairwells, downstairs landings and any other common area. Fines will be issued for non-compliance. The smoking area will be located in front of the building at least 10 feet away.
- E. There will be no storage underneath the stairwells. That area is to remain free and clear of any objects. Anything stored will be removed by management without notice.

Garbage

- A. All Garbage must be contained within individual units or in the dumpster located on the north side of the building. Owners, tenants, lessees, guests, and invitees shall not throw or otherwise deposit garbage or trash outside the disposal installation provided for such purposes, a.k.a. the dumpster located on the north side of the building.
- B. Excess / oversized garbage that cannot fit within the dumpster, or that disproportionately fills the dumpster must be hauled away or picked up especially by the owner, tenant, or guest who creates the excess / oversized garbage.
- C. No toxic garbage of any kind may be disposed of in the dumpster, nor left anywhere in or around the building, nor stored on, in or around any common or limited common element. Toxic garbage includes without limitation used motor oil, gasoline, kerosene, propane, oil based paints, varnishes, or stains.
- D. Recycling must be stored in suitable containers either in individual units or on the common decks or walkways and must be taken to the street curb for weekly pick-up. The current weekly pick-up date for recyclable material is Thursday mornings. Owners, tenants, or other occupants of units are responsible for properly disposing of their recycling materials.
- E. No fires or the burning of any trash, debris, or other materials shall be permitted anywhere on the property at Silvanite Condominiums.

General

- A. Owners are responsible to see that tenants receive and agree to these Rules and Regulations prior to occupancy. Tenants must sign and date a copy of these Rules and Regulations.
- B. Owners, tenants, lessees, guests, and invitees shall not make any structural modifications, or alterations to his, hers, its, or their unit or installations located therein without the prior written approval of the Association.

Fines

- A. Any violations of these rules and regulations will result in a \$50.00 fine per occurrence.
- B. Failure to remedy the situation leading to fines will result in additional fine of \$100.00 and cost of contract to remedy the situation.

Please sign below to acknowledge your compliance with all of the Rules and Regulations listed above. Any non-compliance may result in fines from the HOA.

Signature

Date

Signature

Date

Signature

Date

Signature

Date