

# TOWNHOMES @ MILE HI HOMEOWNERS ASSOCIATION

## Rules & Regulations

### **I. DELINQUENCIES**

- a. All payments are due within fifteen (15) days of the first day of the month. If the amount due is not paid within the fifteen (15) day period, a \$20.00 late charge will be assessed.
- b. If the payment is not received on the 15<sup>th</sup> day of any month, the amount due, plus 1.75% (21% annually) interest (see Declarations) shall be calculated on any delinquent amount.
- c. If the amount due has not been paid by the 15<sup>th</sup> of the 3rd month or the management company has not been contacted by the delinquent owner, the aforementioned, plus collection and lien processing costs (cost to file) and any late charges shall be listed on a Statement of Assessment of Lien, which shall be recorded at the Clerk's Office of the City and County of Denver.
- d. If nothing has been paid by the 15<sup>th</sup> of the 4th month, the Association may obtain a judgment against the Owner, which shall include all costs of litigation, plus late charges.
- e. If no payment is made within 15 days from the court awarded judgment, foreclosure proceedings shall commence.

### **II. ADMINISTRATION & OPERATIONS**

- a. Tenants—Owners are responsible for actions of their tenants and their guests. Any violation, any charges or fees associated with such violation shall be the responsibility and liability of the Owner of the Unit in which the tenant lives, or to which the guest or invitee was living.
- b. Pets—Residents may keep domestic pets: dogs, cats, birds, reptiles, or other animals, (hereinafter called "Animals"), only in the following ways:
  - i. Animals shall be carried or be on a hand-held leash.
  - ii. Animals shall not be leashed to any object on the Limited or General Common Elements.
  - iii. Owners are responsible for any property damage, injury or disturbances caused by such animals.
  - iv. Animals shall not be permitted to bark, howl or make other loud noises for such a time as to disturb others.
  - v. Animals shall not be permitted to urinate or defecate anywhere in the parking spaces or the front lawn including but not limited to the Limited or General Common Elements. Owners, Tenants and Guests shall pick up your animals waste immediately; it is the law and also a health hazard. Animals unleashed and/or no tags are subject to removal by Animal Control.

- vi. Any one violation of the items listed in this section (B. Pets), may be grounds for immediate removal of the pet(s) from the property plus the penalties listed herein.

**c. Trash**

- i. It is prohibited to throw trash or garbage anywhere outside the disposal installations provided for such purposes. All trash and garbage must be placed in provided receptacles. (Note: Please do not let your trash spill out of the receptacles/dumpster onto the ground. If you see trash laying on the ground, please place in the provided receptacles.)
- ii. No trash may be placed in or on any Limited or General Common Elements including but not limited to: parking spaces, on fences or any limited common area.

**d. Uses of Limited and General Common Elements**

- i. Smoking is prohibited in and on all Limited and General Common Elements.
- ii. Private property, such as toys, tools, laundry, etc., may not be left unattended in the laundry room unless it is left in your designated Limited Common area. Any designated limited common area must be kept in neat and clean condition.
- iii. No exterior decorating shall be done to any Unit, nor shall any change be made to the doors or windows without written approval of the Association. Holiday decorations will be allowed, but must be removed within 30 days of the holiday.
- iv. No Unit doors shall be propped open for any extended period.
- v. No signs or placards of any type shall be posted on the Limited or General Common Elements. Nothing shall be altered, constructed or removed except upon the prior written consent of the Association.
- vi. There shall be no obstruction, of the General Common Elements, nor shall anything be kept or stored on any part of the General Common Elements without the prior written consent of the Association.
- vii. No Owner, resident or lessee shall install wiring or electrical or telephone installation, television antennae, machines or air conditioning units, etc., on the exterior of the Project or that protrude through the walls or the roof of the Project except as authorized by the Association.
- viii. An Owner shall grant the right of entry to the management agent or to any other person authorized by the Board of Directors or the Association in case of an emergency originating in his/her Unit, as determined by the Association or its duly authorized agent, whether the owner is present at the time or not.

**e. Disturbances**

- i. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made, loud, disturbing or objectionable noises and in using or playing or permitting to be used or played, musical instruments or devices in such a manner as may disturb or tend to disturb Owners or occupants of other Units.
- ii. No construction, moving of large household items into or within a unit, or use of Limited or General Common Elements so as to create a disturbance are allowed between the hours of:

Monday through Friday	9:00 p.m. to 8:00 a.m.
Saturday, Sunday and Holidays	9:00 p.m. to 9:00 a.m.

**f. Roof**

- i. No Owner or occupants are allowed on the roof except in case of an emergency.

**g. Moving**

- i. Moves are only scheduled between 9:00 a.m. and 9:00 p.m. Monday through Friday, and 9:00 a.m. and 9:00 p.m. on Saturday and Sunday.
- ii. All moving boxes must be crushed and/or flattened before being disposed of in the dumpster.

**h. Parking**

- i. All designated parking spaces are Limited Common Elements. However, all designated parking spaces are also given exclusive use to an Owner for parking vehicles only. Parking spaces are not to be used as storage area. No parking of oversized vehicles for any extended period of time.
- ii. All vehicles parked in designated parking spaces must be operable and have current plates.
- iii. It is the responsibility of the Owner of a Unit to deal with illegally parked vehicles in their designated spaces.
- iv. No maintenance of vehicles is allowed on site.

**III. ENFORCEMENT—These Rules and Regulations are enforceable by the Association.**

- a. The association may suspend any Owner's voting rights during any period or periods during which the Owner fails to comply under these Rules and Regulations. See Condominium Declaration
- b. Complaints against violators of any of the rules and Regulations shall be submitted to the Association in writing stating the nature of the violation, date, time, location, name(s) of the accused and all pertinent facts needed to support the complaint(s). There must be two (2) written complaints from two (2) different owners before action will be taken.

- c. If you violate any Rule or Regulation you will be sent a 1<sup>st</sup> notice requesting that you correct the infraction or cease the action. If the problem continues, you will be notified a second time and a fine of \$50.00 be imposed. The offending owner can request a chance to attend a hearing at which time the owner may tell his/her side of the story. After the hearing, the Board will decide to validate the fine or work out a remediation of the problem. If you elect not to request and/or attend the hearing, a fine will automatically be assessed. Any out-of-pocket expenses incurred by the Association shall be passed on to you.

First Offense	Warning Letter
Second Offense	Attend a hearing and a \$50.00 fine
Third Offense	\$100.00 fine
Fourth Offense	\$200.00 fine

- d. If the offense is a City Code Violation, the Board may also turn the violation over to the proper authority.

**THE ASSOCIATION HAS ADOPTED AND ESTABLISHED THESE RULES AND REGULATIONS TO HELP MAINTAIN THE VALUE OF THE PROPERTY AND TO PROMOTE TOWNHOMES @ MILE HI AS A PRIME RESIDENTIAL PLACE TO LIVE AND A PLACE TO BE PROUD TO LIVE IN.**