

## **POLICY NUMBER 9**

### **Control of Dogs**

#### **Policy Statement:**

It shall be the policy of the Board of Directors to regulate the control of dogs on the premises of the Association.

#### **Policy Purpose:**

To control all dogs that belong to owners, renters and guests while on the premises of Court 23 through 33, specifically to minimize the dog damage and animal waste clean-up costs to the Association.

#### **Policy Procedures:**

1. Only owners of the condominium units are allowed to have dogs on the premises. All dog owners will be responsible for keeping their dog(s) on a leash at all times when outside the condominium unit, for cleaning up any waste products left by their dog(s), for any damage done by their dog(s) to the common elements, and for their dogs behavior which would interfere with the rights of use of common elements or endanger the health of, or unreasonably disturb the owners or occupants of any condominium unit. Dogs may not be tied outside of condominium units, or left unattended on patios\balconies.
2. Renters or guests are not allowed to have dogs on the premises.
3. Failure to comply with any of the foregoing may result in a fine imposition of damages to the owner of the condominium unit in which said dog(s) reside. Damage penalties shall be the cost of repair work, cost of removal of animal wastes shall be \$25\hour. Penalties for unattended dogs and for renters and\or guests having dogs shall be \$100\day.
4. The Managing Agent shall be instructed to enforce the above policy, including notification, and when necessary detaining dog(s) for the county pet control authority. (Grand County Leash Laws.)
5. As some units currently contain long term renters, this policy will grandfather only these renters and the respective unit owners against the \$100\day penalty for six month period (until February 1, 1989). All other conditions of this policy are in effect as of this date.

## **POLICY NUMBER 10**

### **Use of Parking Lots**

#### **Policy Statement:**

It shall be the policy of the Board of Directors to monitor the length of time vehicles are left unmoved in designated parking area.

#### **Policy Purpose:**

To maintain designated parking areas properly for purposes of snow removal and maintenance; to keep designated parking areas free of "junk" vehicles which detract from the general appearance of the areas.

#### **Policy Procedures:**

1. No vehicle, truck, trailer, etc., may be left parked without current licensing, or if in unsightly or inoperable condition, may be parked in any of the MeadowRidge parking lot areas.
2. No commercial vehicle, truck, trailer, etc., and no vehicle of more than one (1) ton rating, or more than 28 feet in length, may use any of the MeadowRidge parking lot areas at any time, unless such vehicle is being used in the performance of services for the Association.
3. Any vehicle, truck, trailer, etc., determined to be in violation of the above stated prohibitions regarding use of the parking lots will have attached to it, in plain sight, a tag stating that it is in violation of the Association's parking lot regulations and will be towed within (24) hours after the tag has been attached to it. Said vehicles, truck, trailer, etc., will be removed and its owner shall be responsible for the cost of that removal. If the owner of the removed vehicle, truck, trailer, etc., does not pay for the cost of the removal, that cost will be charged against the account of the owner of the condominium in which the owner of the vehicle, truck, trailer, etc., resided.
4. Vehicles that are parked in such a manner as to restrict access to any parking area or driveway shall be towed immediately without a (24) hour notice.

## POLICY NUMBER 11

### Use of Limited Common Elements

(Revised August 20, 2008)

#### Policy Statement:

It shall be the policy of the Board of Directors and Courts 23 through 33, acting on behalf of all homeowners to protect their rights of use and enjoyment of the limited common elements, including, but not limited to, patios, entry areas, sidewalks, stairways and landings; to establish and enforce restrictions on individual owners and /or occupants use of the limited common elements.

#### Policy Purpose:

The appearance of the limited common elements, as described above, affects the overall appearance and attractiveness of the MeadowRidge complex. Further; all homeowners and occupants of units within the complex have the right to safe and unimpeded access to and from the buildings.

#### Policy Procedures:

1. All homeowners and tenants shall be required to comply with the following restriction on their use of the limited common elements:
  - a) No furnishing or equipment items, other than outdoor furniture and grills in good repair may be left or stored on decks or patios. Only propane gas, natural gas, or electric grills are allowed on decks. In no circumstance are charcoal fired cooking or heating apparatus allowed on decks.
  - b) Decorative items such as flower boxes may be place on decks or patios, but these must be both tasteful and in good repair. If determined to be otherwise by the Board of Directors, they will need to be removed upon notification of such determination.
  - c) No items shall be stored or left in entry areas, sidewalks, stairways, landings, or on any general, limited or common element to which other unit owners or occupants have right of access.
  - d) No more than ½ cord of firewood may be stored on decks or patios at any given time. Wood must be neatly stacked and the unit owner shall be responsible for removal of any wood scraps resulting from their wood.