

**Silverado One
Rules and Regulations
Supercedes By-Laws, Article VII, #9**

1. Any common sidewalks, driveways, entrances, halls, stairways and passageways shall not be obstructed or used by a unit owner for any other purpose than ingress to and egress from the units.
2. Except as to the areas termed limited common elements, or specific designated areas to each owner, no article shall be placed on or in any of the general common elements except for those articles of personal property which are the common property of all of the unit owners.
3. Unit owners, members of their families, their guests, residents, tenants or lessees shall not use sidewalks, driveways, entrances, halls, stairways and passageways as play area(s).
4. No vehicle belonging to or under the control of a unit owner or a member of the family or a guest, tenant, lessee or employee of a unit owner shall not be parked in such manner as to impede or prevent ready access to any entrance to or exit from a building. Vehicles shall be parked within designated parking areas. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed. Vehicles must be moved at least one time per seven days.
5. No work of any kind shall be done upon the exterior building walls or upon the general or limited common elements by any unit owner. Such work is the responsibility of the Association.
6. No owner, resident or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antennae, machines or air condition units be installed on the exterior of the project, including any part of the balcony, or that protrude through the walls or the roof of the condominium improvements except as may be expressly authorized by the Association.
7. 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, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb owners, or permitted to be played between the hours of 11:00 p.m. and the following 8:00 a.m.
8. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of the dumpster located in the eastern end of the parking lot. Household trash may not be left in common areas in the buildings, including outside unit doors, as well as in laundry rooms. The dumpster is only meant for common household trash. Special arrangements with the Associations trash removal service (see the "Silverado I FAQ") need to be made for removal of household appliances, furniture, construction debris, etc.
9. The balconies, if any, and terraces, decks or patios shall be used only for purposes

intended and shall not be used for hanging garments or other articles or for cleaning rugs, household articles or other items. No rugs or other materials shall be dusted from windows, balconies, decks or patios by beating or shaking. Firewood is to be stored only against the inside wall of the exterior decks.

10. Cats, dogs, or other animals are the sole responsibility of the unit owners (owner of record). Owner takes full responsibility for the actions of their animals and must adhere to the Town of Winter Park, Grand County, and Colorado State Codes concerning animals. Owners must pick up and dispose of all pet feces within 24 hours of production.

11. The Association assumes no liability for nor shall it be liable for any loss or damage to articles stored in any common or other storage area.

12. Any damage to the general common elements or common personal property caused by an owner, family or guest shall be repaired at the expense of that unit owner.

13. No owner shall alter any lock or install a new lock on any door leading into the unit without prior consent, and, if such consent is given, the owner shall provide a key for the Managing Agent's or the Board of Director's use.

14. Pets are only allowed on premises with owners of record. Pets cannot be left unattended in common areas.

15. Bicycles may be stored in bicycle racks provided in the laundry rooms. Bicycles must be in good repair (no flat tires, bent frames, etc.) If bicycles are discovered left in a state of disrepair, an effort will be made to locate the owner, including at least a sign posted on the associated building's bulletin board. Once the owner has been notified of the offending bicycle (or an attempt to locate the owner has been mounted), the owner has 30 calendar days to either remove the bicycle, or restore the bicycle to good repair. Failure to comply will result in the bicycle being removed (forceably, if the bike is locked) and discarded.

The foregoing Rules and Regulations are subject to amendment and to the promulgation of further regulations.