

SILVERADO II CONDOMINIUMS
RULES & REGULATIONS
as of January 30, 2004

PETS

Whole Owners are allowed to have pets, but must clean up after them. It is encouraged to walk them in the trees and not on the grass areas. Dogs may NOT be tied up on or adjacent to the property. They may be allowed on the balcony if they do not create a nuisance. Pets must be under the control of the owner. Guests and renters are not allowed to have pets. Timeshare owners and exchange guests are not allowed to have pets.

TRASH

Trash must be put in the dumpster in the dumpster building. Large items such as furniture will not be picked up by the trash company. Either take it to the dump or call the management company for assistance (970-726-5701 extension 222 for Jon de Vos, or 218 for Robin Wirsing).

PARKING

No long term parking or storage of vehicles or trailers is allowed. Such vehicles will be towed at the owners' expense. No parking is allowed in the turn around area. No buses, trailers, motor homes, etc. that will not fit under the covered parking area are allowed. Special events in the conference rooms that require additional parking will be allowed.

SNOWMOBILES

No snowmobiles may be operated on the property.

BALCONIES

The only items allowed on the balconies are deck chairs, tables (not white in color), and firewood. No clothing or blankets may be hung on the balconies. No individual BBQs are allowed. There are 4 BBQs provided on the property for your use. It is prohibited to hang garments, rugs, and other materials from the windows or from any of the facades of the buildings. It is prohibited to dust rugs or other materials from the windows or to clean rugs by beating on the exterior part of the buildings.

BICYCLES

Bicycles are not to be stored on the balconies, only inside the units or vehicles. There is a bike rack in 456 garage for your use as well as a locked storage room at the front entrance to Silverado II.

RENTERS

An owner renting a unit on a long term lease must submit a copy of the proposed lease to the management company for review prior to signing of the lease. In addition, the prospective tenant must receive a copy of the Rules and Regulations.

ACCOUNTS

1. An account is considered past due if payment is not received by the end of the month for which it is due. Dues are billed and due in the same month.
2. 1 ½ % per month will be charged on all past due balances.
3. When an account is past due a letter will be sent and an administrative charge of \$25 will be charged to the account. This fee is to go to the management company.
4. When an account is two months past due, it will be referred to an attorney for collection. The owner is responsible for all costs of collection.

KEYS

The management company must have a key to your unit in case of an emergency. Please provide one to them. Please consult the management company any time you plan to rekey your unit.

COMMON AREAS

No personal items are to be stored in the hallways. No waxing of skis is to be done in the hallways. Skis are to be stored in the ski lockers only, not in the units.

QUIET HOURS

Quiet hours are from 10:00 p.m. to 7:00 a.m. Please be considerate of residents, owners, and guests.

THERMOSTATS

Please be sure to turn your thermostats on in the fall and winter months to prevent freezing. It is suggested that temperatures be left at 60 degrees

SATELLITE DISHES

Please contact the management company if you are considering installation of a satellite dish. No owner, resident, or lessee shall install wiring for electrical or telephone installations, television antennae, machines, or air conditioning units on the exterior of the project except as expressly authorized by the Association.

SIGNS

No person shall post any advertisement, or posters of any kind, in or on the premises except as authorized by the Association.

GARAGES

The intended use of the garage is for parking. No vehicle repairs on Silverado II property are acceptable except in an emergency situation. Checking and adding of fluids are permissible. The areas under and around said vehicle must be left in a clean condition.

*Silverado II is managed by
Allegiant Management, LLC
970-726-5701
FAX: 970-726-5949*