

HOMESTEAD MEADOW CONDOMINIUMS ASSOCIATION, Inc.

RULES AND REGULATIONS

I. Front Porch & Deck

A. Approved for Use or Display on Decks and Porches

1. One (1) Propane or Natural Gas Grill
2. Doormats, Wind Chimes, and Wall Decorations.
3. Outdoor Patio Furniture (April 1 to November 1)
*Does not include folding beach style chairs or recliners.
4. Hummingbird Feeders (May 1 to September 1)
*Non-drip design only. Must be removed by September 1 so birds will migrate naturally.
5. Container Gardens (May 1 to November 1)
*Restricted to deck and porch only.
6. Holiday Decorations (Approximately 3 weeks before and after holidays)
*Decorative lighting is not allowed on the exterior of the building, trees, or grounds.
7. Firewood
The Association does not provide firewood. Residents are responsible for purchasing their own wood. Up to one (1) cord of firewood may be stored on the deck. Firewood must be appropriate type, size, and shape. Scrap lumber is not permitted. Wood must be neatly stacked at all times. Wood scraps and shavings must be cleaned from deck and surrounding areas regularly. Since firewood is a natural habitat for carpenter ants, which are a serious pest problem, firewood may not be stored in the outside storage closet or crawlspace. Residents should obtain wood in amounts appropriate to their use and must consume wood in a timely manner. Any firewood which has been stored on deck for more than two (2) winters without use is subject to removal by Association.
8. All items must be clean and in good repair at all times. The color, size, style, and design must be appropriate to the character of the structure, neighborhood, and surrounding environment. Items are restricted to use on deck and porch and may not be used or displayed on sidewalks or grounds, except in the case of hummingbird feeders where neighboring trees or eaves may be used.

II. Prohibited from Use or Display on Deck & Porch

- A. Any item not listed above, including but not limited to; furniture, solid fuel grills (any grill, smoker, hibachi, etc. fueled by charcoal, wood, etc.), trash, trash containers, pet dishes, pet food containers, kayaks, sail and surf boards, tools, and bicycles. Also, strollers, children's toys, folding beach chairs, brooms, snow shovels, and similar items, except when in use.

III. Variances

- A. Variances are required on any item not specifically approved for use as shown above. Variances may also be required on any item which the management does not feel meets existing standards. Variances will not be approved while any outstanding or ongoing violations exist or if assessments for the unit are past due.

IV. Pets

Owner occupants only, may keep pets, including but limited to; domesticated dogs, cats, birds, gerbils, hamsters, and rabbits, subject to all Eagle County animal control ordinances and subject to the following:

- A. Non-owner occupants may not have pets.
1. Pet owners must pick up and dispose of any of their pet's waste from the property.
 2. Pets may not run at large. Pets must be under control of responsible party or on leash at all times.
 3. Pets may not be secured to any common element on the property at any time. Pets may be secured to the owner's deck so that movement is restricted to the deck area, and may only be secured in said manner when owner or other responsible party is present in the home.

V. Parking

Parking is permitted for residents and their guests only. Parking is permitted in paved parking areas only as designated by yellow striping. No vehicle shall be parked in such a manner as to impede traffic or to impede or prevent ready access to any parking space, trash enclosure, or fire hydrant. No inoperable vehicle, vehicle under repair, mobile home, trailer, recreational vehicle, commercial vehicle, truck larger than ¾ ton, snowmobile, truck topper, snowplow, construction equipment or landscaping equipment shall be parked or left in or near any of the parking areas.

VI. Noise

Residents or occupants shall not make any disturbing noises in the building or on the premises, nor shall they allow any such noises to be made by their families, friends, tenants, servants, or invitees or pets. No resident or occupant shall play or allow to be played, any musical instrument, radio, television, stereo, tape recorder, or other such device if the same should disturb or annoy any other resident or occupant.

VII. Resident Rights

Residents or occupants shall not do anything that would interfere with the rights, comforts or convenience of other residents or occupants, nor shall they allow any such thing to be done by their families, friends, tenants, servants, other invitees, or pets.

VIII. Trash Disposables

Trash or rubbish shall be disposed of only in designated dumpsters located within trash enclosures. Fireplace ashes shall be disposed of only in specially marked metal ash cans located within trash enclosures. Cardboard boxes shall be broken down before depositing in dumpster. Association shall be notified in advance of disposal of any unusual items such as furniture, appliances, tires, or construction trash. Please note that recycling receptacles are located at the Edwards Rest Station.

IX. Buildings & Grounds

- A. Nothing shall be left on stairways, walkways, or grounds, which would impede traffic or jeopardize safety.
- B. No alterations shall be made to the outside appearance of the individual units, the structure, or common elements without the prior written approval of the association.
- C. No alterations shall be made to the interior of the individual units, the structure, plumbing or electrical system without the prior written approval of the Association.
- D. No Radio, telephone, or television aerial or connection shall be installed on the outside of the building. Satellite dishes of no larger than 18" in diameter and of a color matching the building may be installed only under conditions set forth by the Association and with prior written approval of the Association.
- E. No sign of any kind shall be placed in the windows, on doors, on any exterior surfaces or any common element without the prior written approval of the Association.
- F. Rugs shall not be beaten on decks, stairways, grounds, or any other area open to public view, nor shall dust, rubbish or litter be swept from the buildings onto any common element.
- G. Clothes drying are not permitted on the decks, stairways, grounds, or any other area open to public view.
- H. Nothing shall be thrown or emptied out of the windows or doors, or down stairways, or onto any common element.
- I. The water shall not be left running for any unreasonable or unnecessary length of time on the property.
- J. The lighting apparatus on the property shall not be tampered with in any manner. If you notice a light bulb is not working please contact the association manager.

X. Damage

- A. The cost of any damage to the buildings, the common elements, or the property of others, resulting from the misuse of such facilities, or the violation of Association rules, of any nature or character, caused by residents, occupants, their families, friends, tenants, servants, other invitees, or pets, shall be paid for by the owner of the unit occupied or visited by those causing the damage.
- B. The cost of any damage to the buildings, the common elements, caused by moving and/or carrying articles therein, shall be paid for by the resident or the persons in charge of such articles.

XI. Rental Units

Rental unit owners, their tenants, and their tenants' families, friends, servants, and other invitees are subject to all Rules and Regulations as listed herein, and should note the following:

- A. Non-owner occupants, tenants, their families, friends, servants and other invitees may not have pets.
- B. Rental unit owners shall provide tenants with a copy of the Rules and Regulations and shall incorporate them into any leases.
- C. Rental Unit owners shall provide the Association with the current name, mailing address, phone number, vehicle description, term of lease and any special conditions, of any and all tenants.

XII. Owner Responsibilities

- A. The Association must retain a key to each unit. No one shall alter any lock, or install a new lock, on any door leading into the unit without furnishing a new key to the Association.
- B. Unit owners shall provide the Association with their current name, mailing address, phone number, description of unit use, description on pet(s) and vehicle(s), and similar information on anyone else occupying their unit. Owner of rental units shall provide the Association with the current name, mailing address, phone number, vehicle description, term of lease and any special conditions, of any and all tenants.
- C. Unit owners shall be responsible for providing the tenants, occupants or invitees of their unit with a copy of these Rules and Regulations, and shall incorporate them into any leases.
- D. Unit owners shall be responsible for any fines assessed for violation of the Rules and Regulations by themselves, their families, friends, tenants, servants, occupants, other invitees, and/or pets.