

**RULES AND REGULATIONS FOR
THE RIVERWALK EMERALD BUILDING ASSOCIATION**

The following Rules and Regulations (“Rules”) apply to all Unit Owners with respect to the Units, Common Elements, Limited Common Elements, and General Matters that affect Common Elements and Limited Common Elements. These Rules and Regulations shall supplement the restrictions contained in the Condominium Declaration for The Riverwalk Emerald Building recorded with the Clerk and Recorder of Eagle County, Colorado at Reception Number 709989 on September 27, 1999, as amended. Defined terms not specifically defined in these Rules and Regulations shall have the meaning attached to such terms in the Condominium Declaration for The Riverwalk Emerald Building Association (“Declaration”).

I. GENERAL (ALL UNITS COMMERCIAL AND RESIDENTIAL)

1. The Project is subject to all use restrictions contained in the Declaration and all other Rules and Regulations of the Riverwalk Emerald Building Association (“Association”) whether recorded or not.

2. Any proposed use of the Unit must be fully contained within the Unit, except for roof top events which use shall require prior written Board approval.

3. Each Unit Owner in the Project shall heat such Unit so as to maintain a minimum temperature in the Commercial Unit of no less than 55 degrees Fahrenheit from October 1st to May 30th in order to minimize any damage which could result from the freezing of pipes. This minimum heating requirement must be met even when the Commercial Unit is unoccupied.

4. Quiet Enjoyment. So that all residents, tenants and guests may enjoy equal use of their units and the Common Elements, any activity conducted within any Common Element or Limited Common Element which may cause complaints of undue noise from other Owners or tenants is prohibited at any time. Radios, stereos, speakers or any other apparatus which generates noise are prohibited in the Common Elements.

5. Quiet Hours. Quiet hours are 10:00 pm to 8:00 am. No one may make noise loud enough to be heard outside any Unit between those hours. Deliveries, waste pick up, and contracting work may not be scheduled to occur during quiet hours.

6. All deliveries and moving of furniture, fixtures, equipment and other commercial items, including personal property, to and from the Commercial Units shall not cause any unreasonable or excessive noise or unreasonable disturbance to the Owners or occupants of any other Commercial or Residential Units.

II. COMMERCIAL SPECIFIC RULES

7. Each Commercial Unit Owner in the Project shall have installed, separate utility meters for the Commercial Unit(s). All Commercial Unit Owners shall provide prompt payment directly to the utility companies.

8. Commercial Unit Owners may not modify, alter, change or improve any Common Elements, Limited Common Elements, Commercial Common Elements or Commercial Limited Common Elements (collectively "Common Elements") or exteriors of the Commercial Units.

9. Modifications, alterations, changes or improvements to the interiors of Commercial Units shall not adversely affect the structure; must comply with all applicable building codes, permit requirements and the Declaration; and must be at the Commercial Unit Owner's expense. No Commercial Unit Owner or Residential Unit Owner may penetrate or permit to be penetrated the Common Elements.

10. Prior to modifying, altering, changing or improving any Common Elements or exteriors of the Commercial Units, the Commercial Unit Owner must submit a written request to the Board for approval. Work may not commence until the Commercial Unit Owner: (a) receives written approval from the Board; and (b) all necessary permits from local regulatory agencies. The Board, in its sole discretion, may approve or deny any request to modify, alter, change or improve any Common Elements or exteriors of the Commercial Units. Fines shall be levied in accordance with the Association's policy regarding enforcement of covenant policy. During any planned remodel of a Commercial Unit, such Owner's plans shall include sufficient venting and insulation to prevent the migration of odors from the Unit to neighboring Units. To the maximum extent commercially possible, it shall be the duty of the Owner to prevent odors and smells from migrating from one unit to the next and such Owner shall take all steps commercially reasonable to prevent the migration of odors.

11. The sidewalks, driveways and entrances into and around the Commercial Units must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the Commercial Units.

12. Commercial Units may have one (1) exterior sign. Plans for such exterior sign must be submitted to the Board for pre-approval and must be consistent with the Association's signage regulations including, but not limited to, colors, materials, size and installation plans.

13. Commercial Unit Owners shall not permit unreasonable or excessive noise to emanate from the Commercial Units or from activities associated with the facilities located within the Commercial Units or on the Commercial Limited Common Elements. Noise shall be kept to those sounds which are reasonable and appropriate for an office setting. No amplified or loud music may be played so to be heard from outside the Commercial Unit.

14. Notice of these Commercial Unit Rules may be recorded with the Clerk and Recorder of Eagle County, Colorado and may be supplemented or amended from time to time.

**PRESIDENT'S
CERTIFICATION**

The undersigned, being the President of The Riverwalk Emerald Building Association, a Colorado nonprofit corporation, certifies that the following Commercial Rules and Regulations were adopted by the Board of Directors of the Association on January 12, 2017 and in witness thereof, the President has subscribed his name.



President

**COMMERCIAL RULES AND REGULATIONS FOR
THE RIVERWALK EMERALD BUILDING ASSOCIATION**

The Riverwalk Emerald Building Association (“Association”) adopted Commercial Rules and Regulations for the Association on January 12, 2017 pursuant to the authority granted to the Association in the Condominium Declaration for The Riverwalk Emerald Building which was recorded on September 27, 1999 with the Clerk and Recorder of Eagle County, Colorado at Reception Number 709989. These Rules and Regulations shall apply to all Commercial Units and Commercial Unit Owners. A copy of the Rules and Regulations are available by contacting Slifer Management Company, P.O. Box 2264, Edwards, Colorado 81632.