

SCHEDULE A
Rules and Regulations

1. Any common sidewalks, driveways, entrances and passageways shall not be obstructed or used by any unit owner for any other purpose than ingress and egress from the units.
2. Except as to the areas termed limited common elements, no articles 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 a 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 be parked in such manner as to impede or prevent ready access to any part of the project. Vehicles shall be parked within designated parking areas. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed.
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 conditioning 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, tenants or occupants of other units, and the same shall not be played or permitted to be played between the hours of 11:30 P.M. and 8:00 A.M. of the following day.
8. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of common trash and garbage facilities.
9. The balconies, if any, terraces, decks or patios shall be used only for the 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 and shaking.
10. No cats, dogs or other animal or bird or reptile (hereinafter for brevity termed "animal" shall be kept, maintained or harbored in the development unless the same in each instance is expressly permitted in writing by the Managing Agent or, if there is no Managing Agent, then by the Board of Directors. Where such written permission is granted, such permission is revocable if the animal becomes obnoxious to other owners, in which event the owner or person having control of the animal shall be given a written notice to correct the problem, or if not corrected, the owner, upon written notice, will be required to dispose of the animal. The written notices provided for herein shall be issued by the Managing Agent or, if there is no Managing Agent, then, by one or more of the members of the Board of Directors.
11. The Association assumes no liability for nor shall it be liable for any loss or damage to articles left or stored in any common or other area.
12. Any damage to ^{AND FURTHER} the general common elements or common personal property caused by the owner or a child or children of a unit owner or their guests or the guests of a unit owner shall be repaired at the expense of that unit owner.
13. The Managing Agent or, if there is no Managing Agent, then the Board of Directors, shall retain a passkey to each unit. No owners 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 Directors' use.
14. A \$25 fine will be levied by the Association on any individual driving a motorized vehicle on the lawn.
15. A fine of \$10.00 a month will be levied for late payment of maintenance fees. After 3 months a lien will be filed against the offending homeowner.
16. Screen doors must be of [REDACTED] color only to be installed and maintained at owner's expense.

(a) The property is hereby restricted to residential dwellings for residential use and used related to the convenience and enjoyment of such of such residential use. All buildings or structures erected upon the property shall be of new construction, and no buildings or structures shall be moved from other locations onto said premises, and no residential buildings other than buildings shown on the Map shall be erected or constructed on the property except by vote of the majority of the condominium unit owners. No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used or permitted to be kept or stored on any portion of the premises at any time either temporarily or permanently.

(b) Notwithstanding any provisions herein contained to the contrary, it shall be expressly permissible for the Declarant, his agent, employees and contractors to maintain during the period of construction and sale of the condominium units, upon such portion of the property as Declarant may choose, such facilities as in the sole opinion of the Declarant may be reasonably required, convenient or incidental to the construction and sale or rental of condominium units and interests, including, but without limitation, a business office, storage area, construction yards, signs, model units, sales office, construction office, parking areas and lighting.

(c) No animals, livestock or poultry of any kind shall be raised, bred or kept on the property, except that dogs, cats or other household pets may be kept; provided, however, that the right to keep a household pet shall be coupled with the responsibility to pay for any damage caused by an owner's pet. Every owner of a pet shall maintain strict control over his pet and shall prohibit the pet from making loud, disturbing noises. The owner of a dog shall prohibit barking by his dog. The Association may adopt rules and regulations to supplement this covenant.

(d) No advertising signs, except a "For Rent" or "For Sale" sign, billboards, unsightly objects or nuisances shall be erected, placed or permitted to remain on the premises, nor shall the premises be used in any way or for any purpose which may endanger the health or unreasonably disturb the owner of any condominium unit or any resident thereof. Further, no business activities of any kind whatever shall be conducted in any building or in any portion of the property; provided, further, that the foregoing covenants shall not apply to the business activities, signs and billboards or the construction and maintenance of buildings and improvements, if any, of the Declarant, its agent, contractors and assigns during the construction and sale and rental period and of the Association, its successors and assigns, in furtherance of its powers and purposes as hereinafter set forth.

(e) No nuisances shall be allowed on the condominium property, nor any use or practice which is the source of annoyance to residents or which interferes with the peaceful enjoyment or possession and proper use of the property by its residents. All parts of the property shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage be allowed to accumulate nor any fire hazard to exist. No unit owner shall permit any use of his unit or make use of the common elements which will increase the rate of insurance upon the condominium property. The Association may adopt By-laws and Rules and Regulations relative to abatement and enjoinder of nuisances.

(f) No immoral, improper, offensive or unlawful use shall be permitted or made of the condominium property or any part thereof. All valid laws, ordinances and regulations of all governmental bodies having jurisdiction shall be observed.

(g) Rules and regulations may be adopted by the Board of Directors concerning and governing the use of the general and limited common elements; provided, however, that such rules and regulations shall be furnished to unit owners prior to the time that they become effective and that such rules and regulations shall be uniform and non-discriminatory.

(h) Except for those improvements erected or installed by Declarant no exterior additions, alterations or decorating to any buildings, nor changes in fences, hedges, walls, and other structures shall be commenced, erected or maintained until the plans and specifications showing the nature, kind, shape, heights, materials, location and approximate cost of same have been submitted to and approved in writing as to conformity and harmony of external design and location with existing structures in the condominium project by the Association or by a representative designated by it.

COLUMBINE TOWNHOUSES II ASSOCIATION
POLICY RESOLUTION
CONCERNING PET POLICIES

WHEREAS Article 32, Section (C) of the Condominium Declaration for Columbine Townhouses Two recorded on May 15, 1972 in the records of the Clerk and Recorders Office of Jefferson County, State of Colorado at Reception No. 490226 Book 2374 Page 800 provides that the Association shall have the power to adopt rules and regulations to supplement the covenant concerning pets; and

WHEREAS Article IV, Section 2 (b) of the Bylaws of Columbine Townhouses Two Association provides the Board of Directors with the power to establish, make and enforce compliance with such rules and regulations as may be necessary for the operation, rentals, use and occupancy of all of the condominium units with the right to amend from time to time. A copy of such rules and regulations shall be delivered or mailed to each member upon the adoption thereof; and

WHEREAS Article XI, Section 9 (b) of the Bylaws of Columbine Townhouses Two Association provides the Board of Directors with the power to establish, make and enforce compliance with such additional rules and regulations as may be necessary for the operation, use and occupancy of the condominium project with the right to amend from time to time. Copies of such rules and regulations shall be furnished to each owner prior to the date when the same shall become effective; and

WHEREAS the Board of Directors, in its best business judgment, has determined it necessary to adopt reasonable rules and regulations concerning pets, in order to protect the property values and maintain the appearance of the Association; and

WHEREAS the Board of Directors of Columbine Townhouses Two Association has determined, in its best business judgment that the rules and regulations apply to all owners and residents; and

WHEREAS the Board of Directors of Columbine Townhouses Two Association has determined, in its best business judgment that all owners and residents shall be treated uniformly and fairly in the application of these rules and regulations;

NOW THEREFORE BE IT RESOLVED that the Board of Directors of Columbine Townhouses Two Association Policy Resolution Concerning Pets be adopted as follows:

1. Subject to the limitations below, generally recognized house pets, in reasonable number and size may be kept and maintained in a unit, provided the pets are not kept or maintained for commercial purposes.
2. The pets must be carried or be on a leash and attended by a responsible person.

3. No pets may be leashed unattended to a stationary object on the common areas.

4. To maintain the appearance of the community and prevent pollution of the areas throughout the community, pet owners are to clean up their pet's waste on a daily basis and dispose of it properly in trash cans or dumpsters.

5. Pet owners are responsible for any property damage, injury and disturbances caused by their pets.

6. No dog/pet shall be permitted to bark, howl, or make loud noises for such an unreasonable time as disturbs the peaceful enjoyment of other owners/residents.

7. If an owner/resident is found to be in violation of these rules and regulations, they will be notified of the violation, via regular mail. The owner/resident will have thirty (30) days to comply. All owners/residents shall be given an opportunity to be heard at the next regularly scheduled Board meeting. If, after the opportunity to be heard is provided, no action is taken within a thirty (30) day period, a fine of \$25.00 shall be levied against the owner's account. A fine of \$25.00 shall be levied every subsequent thirty (30) day period of non-compliance.

8. All fines shall be added to the owner's regular assessment account and shall be collected in the same manner as regular assessments which is provided for in the Declaration.

Adopted at the regular meeting of the Board of Directors of Columbine Townhouses II Association held on June 18, 1997

ATTEST:

Wendy D. Johnson
Secretary

June 18, 1997
Date

John C. Slown
President

[Signature]
Vice-President

[Signature]
Treasurer

[Signature]
Board Member

[Signature]
Board Member

COLUMBINE TOWNHOUSES II ASSOCIATION

PARKING RULES AND REGULATIONS

The following rules apply to covered and uncovered spaces:

1. No double parking, one vehicle per parking space or stall.
2. All vehicles must be properly licensed (no expired tags).
3. All vehicles must be roadworthy (no flat tires, must have engines, transmissions, windows, etc.).
4. No storage of items in the carport area (ie: tires, signs, ladders, boxes, furniture, hazardous material, etc.).
5. No parking in another residents assigned parking!
6. No parking in the fire lanes or driveway areas.

If someone is parked in your assigned space, it is up to you to resolve the parking violation yourself. Recommend a note on the windshield.

These parking rules apply to all owners, as well as all residents. These rules and regulations are for the benefit of the entire community. These rules are enforced to protect the value and appearance of the complex. Some of the parking spaces have items which are a covenant violation. In the Columbine Townhouses Two Declaration, paragraph #32. Restrictive Covenants and Obligations, sub-paragraph D; No unsightly objects shall be erected, placed or permitted to remain on the premises. In order to maintain the highest property value in our Association, we need to keep it looking nice. This will assist us in our efforts.

COLUMBINE TOWNHOUSES TWO

AUGUST, 1994, NEWSLETTER

SEWER LINE POLICY

The Board of Directors has carefully reviewed the Declaration of Covenants and has developed the following policy to deal with a reoccurring problem.

The following policy is now in effect:

"Sewer lines that extend beyond a unit's exterior walls are considered common elements. The Association will reimburse an owner or resident for cleanout of a sewer line only if the stoppage occurred outside the unit's exterior walls. A homeowner wanting reimbursement must submit a bill or receipt from the cleanout service on which is clearly marked the approximate number of feet from the outside of the exterior wall to where the stoppage occurred. Because the Association is obligated to insure only those common elements originally installed by the builder and all basements were unfinished when transferred to the first owners, the Association cannot reimburse for sewer-backup damage to any additions (carpet, tile, framing, drywall, electrical installations, painting, wallpaper, curtains and drapery, and the like) or personal possessions (furniture, clothing, books, pictures, and the like)"