

**RULES AND REGULATIONS
NEWPORT PLACE CONDOMINIUMS ASSOCIATION, INC.**

A. CONDOMINIUM UNITS

1. Owners/Residents are asked to be considerate of others. Music shall at all times be kept at a low volume so as not to disturb adjoining units or common areas. Bass tones shall be kept to a minimum. Each occupant should minimize noise intrusion in any form, including music, machinery and appliances from 10:00 p.m. to 7:00 a.m.
2. Use shall not damage or interfere with the operation of the common area structural or mechanical elements.
3. Window/door decorating treatments are required inside units and shall be a neutral color as visible from the outside. No sheets, cardboard, blankets, newspaper, or foil shall be considered decorating treatments.
4. No owner/resident shall install or operate in the building any refrigerating, heating, air conditioning or other apparatus or equipment not part of the installation in unit, or use any illumination other than electric light, or use or permit to be brought into the building any flammable fluids, explosives, or articles deemed hazardous to persons or property.
5. Only one (1) professionally lettered "For Rent" or "For Sale" sign that is six (6) square feet or less in size is allowed. Posting is permitted in the window only. Other signs found in common areas, on the patio/balcony are not allowed.
6. Any owner renting his/her condominium unit shall inform the Association of the renters name and term of lease by providing a copy of such lease to the Management Company. The owner will be held responsible for providing the renter with a set of the Association Rules and Regulations, and will ensure that such renter(s) and his/her family and guests abide by the stated rules and regulations.

B. PARKING AND CARPORT SPACES

1. All parking/carport spaces are numbered and assigned to individual condominium units for their exclusive use, and to the Association for visitor use. Vehicles left parked in Visitor spaces over 24 hours will be towed. Owners are responsible for seeing that tenants and guests are properly parked. Unauthorized and improperly parked vehicles subject the responsible owner to a warning and \$50 fines for all violations by the owner and/or their tenants and guests. Unauthorized and improperly parked vehicles will be towed at the vehicle owner's expense.
2. Parking is not allowed at any time next to buildings, in fire lanes or driveways. Vehicles parked in these areas will be towed at vehicle owner's expense. Warnings may be given to vehicles parked in the fire lanes in excess of ½ hour, but are subject to immediate towing at all times.
3. No car maintenance or repair activities are permitted in the parking stalls except for minor repairs of an immediate nature.
4. Storage is not permitted in the carports.
5. Parking is at the owner's risk and vehicles should be locked at all times.

C. LIMITED COMMON AREAS

1. Unit Balconies and Stairways
 - a. Owners have exclusive right to use the balcony attached to their unit, including the placement of outdoor furniture no higher than the balcony walls and railings, and placed inside the walls and railings. Bicycles and planters may be stored on the balcony. No other items are to be left on the balcony.
 - b. Owners are responsible for cleaning balconies. Upper level cleaning shall not interfere with units below.
 - c. Alterations, changes or additions and permanently affixing items to the floor, walls, ceiling or railings is not allowed without approval by the Board.
 - d. Balcony floors may be covered with outdoor carpet, subject to the approval of all materials by the Board.
 - e. Only gas cooking devices are allowed in outdoor areas. Charcoal grills are strictly prohibited. Each violation will incur a \$50 fine and will be subject to the applicable laws and penalties of the City and County of Denver.
 - f. Shaking rugs and mops from balconies, and hanging items to dry on railings is not allowed. Dropping or throwing anything from balconies, except for snow, is prohibited.
 - g. No motorized vehicles (such as motorcycles or mopeds) will be allowed within the common areas, chained to balconies or stairs, or parked next to buildings.
2. Entry Areas
 - a. Storage is not allowed in entry areas.
 - b. Each unit owner is responsible to keep their entry area clear of toys, objects, and debris including trash.

D. COMMON AREAS

1. Parking Lots and Driveways
 - a. Facilities are for the use of residents and their guests. Trespassers shall be asked courteously to leave the property. Unauthorized cars on the property will be towed at vehicle owner's expense.
 - b. All motorized vehicles must have a current license and be operational.
 - c. Trailers, campers and other recreational vehicles are not allowed on the property.
2. Laundry Room
 - a. Hours of operation are 8:00 a.m. to 10:00 p.m. Machines are not to be started after 9:30 p.m., unless they can finish by 10:00. Please keep the area clean, and wipe out machines and lint filters after each use. Please remove all laundry promptly when finished.
 - b. Residents are asked to avoid using all washers and dryers at once.

- c. Dyes, greasy clothes or items leaving a residue that will cause damage to machines are not permitted.
 - d. Please contact Automatic Laundry (number in laundry room) to report broken or damaged machines. Please place a note on the machine that needs repair.
3. Swimming Pool
- a. Swimming pool hours are 8:00 a.m. to 10:00 p.m. The Association retains the right to close the pool at any time for maintenance or in the event of hazardous health or weather conditions. Owners/residents owing past due amounts for regular or special assessments are not permitted to use the pool.
 - b. Children under the age of eighteen (18) are not permitted to use the pool or pool area unless accompanied by a parent or responsible adult.
 - c. Residents may invite up to two guests per day. Resident must be present when guests are in the pool area and are responsible for their safety and conduct.
 - d. Association equipment or property shall not be removed from the pool area.
 - e. Mattresses, floats, balls or similar objects in good condition are only permitted in the pool if it is not crowded.
 - f. Dogs are not permitted in the pool or pool area. Swimmers must wear swimming suits. Street clothing is not permitted. Hair pins and suntan oils are to be removed prior to entering the water.
 - g. Running, rough play, and personal conduct endangering safety of self and others are prohibited.
 - h. Food, glass, and radios are not permitted.
 - i. Anyone using the pool does so at their own risk. NO LIFEGUARD ON DUTY AT ANY TIME.
 - j. No one who is ill, has recently been injured, or has an open sore or skin disease may go in the pool
 - k. Infants and children who are not yet toilet trained are not permitted in the pool.

E. RESTRICTION ON ANIMALS

- 1. No animals, livestock, or reptiles shall be kept on any part of the property, except that one small domesticated dog weighing less than 20 pounds, and cats, birds, or fish may be kept in a unit. All pets are subject to all governmental animal ordinances and laws and subject to rules and regulations promulgated by the Association or Board in regard thereto, provided that they are not kept for any commercial purposes. Dogs and cats are to be spayed/neutered in accordance with Denver law. Owners are responsible for damages caused by animal(s) brought on the property. Feeding pets or stray animals in outdoor areas is prohibited.
- 2. No animals shall be allowed to roam free and unsupervised, or remain tied or chained to any balconies or other parts of the property, or fenced in on a balcony. Any animal so tied, chained or fenced in may be removed by the Association or its agents. All pets, including dogs and cats, are to be kept indoors.
- 3. Each owner of a pet shall assume full responsibility for personal injuries or property damage caused by such pet and shall be responsible to indemnify the Association,

its Board of Directors, the managing agent, and residents and occupants of the various units and shall hold them harmless against loss, claim or liability of any kind or character arising from or growing out of any act of such pet.

4. Pets must be under the total control of its owner at all times. Pets are not allowed in the Common Areas unless directly supervised, on a leash or being carried. The pet owner is fully responsible for cleaning up after their pet at all times. Excessive or constant barking, damaging/harmful behavior and/or unsupervised pets will result in a written warning and \$50 fines for subsequent violations. After the 4th violation, the pet will be subject to expulsion from the property.

F. ARCHITECTURAL REGULATIONS

1. Any changes, alterations and/or additions to any part of the Common or Limited Common require approval by the Board. Requests for changes, alterations, and/or additions in Common Areas or requests for structural modifications to individual units are to be presented to the Board in writing. The Board must respond in writing to the request within 45 days.
2. Transfer or removal of any Association property in the Common Areas is not allowed.
3. Small temporary holiday decorations may be placed on unit entrances by the resident during November, December and January.

G. MISCELLANEOUS

1. Trash is to be placed in the dumpster provided in the carport service area. No trash is to be left outside on balconies or entry areas. Articles too large to fit in the dumpster can be removed by contacting Management for a special pick-up. Cost of a special pick up will be charged to responsible party.
2. Ball games are prohibited in the Common Areas. Toys, bicycles, trash, etc. are not to be left in the Common Areas. Management is authorized to accumulate and dispose of abandoned toys. Residents are asked to keep their children under supervision at all times.
3. Fireworks are prohibited at all times anywhere on the grounds.
4. Soliciting is prohibited. No one shall solicit for the sale of goods or services or for donations.
5. Neither the Association/Board, nor the Managing Agent is responsible for personal property left anywhere on the premises.
6. Employees of Management are prohibited from entering individual units while they are on duty except to perform work as authorized by Management. Management will request authorization from residents to enter the unit in their absence, except in the case of emergencies.
7. Satellite dishes are not to be directly attached to the roof in any way that would cause damage to the roof or roofing materials.

H. COMPLIANCE AND ENFORCEMENT OF RULES AND REGULATIONS

1. Owner are responsible for full compliance with the Rules and Regulations, Articles, Declarations and Bylaws of the Association, by all family members, guests, visitors, lessees and others the owner/resident brings to the property.
2. Losses or damages to Common Area spaces, machinery, fixtures or furnishings caused by a unit owner or by his children, guests, visitors, lessees or other persons shall be the responsibility of the unit owner involved.
3. Routine enforcement will be performed by the Board of Directors through Management following the policies and procedures which have been established by the Board. Individual Board members are not directly responsible for enforcement, but may inform persons that they are in violation of a rule.
4. Violations of federal, state or municipal laws will be reported to the Denver Police Department.
5. Any resident or staff member suspecting the loss or damage of any of his personal property should immediately bring it to the attention of Management.
6. Any unit owner/resident can report an infraction of the established rules and regulations to Management. Any request for enforcement by a unit owner/resident must be submitted in writing to the Board for review and recommendation for action.
7. The Board reserves the right to amend, alter, or cancel any of these rules and to make such other rules and regulations from time to time as may be deemed necessary for the safety, care and cleanliness of the premises and for securing the comfort and convenience of all residents of the buildings. Any restrictions defined in the Declaration require an Amendment to the Declaration to alter or cancel.
8. All violations will be documented in writing. Initial violations will receive a written warning notice, except as otherwise stated. Subsequent violations will incur a \$50 fine for each occurrence. Parking violations will receive one (1) written warning and subsequent violations will cause vehicle to be towed at vehicle owner's expense.

These Rules and Regulations are in compliance with and subject to the Declarations, Articles and Bylaws of the Newport Place Condominiums Association, Inc., and are subject to all federal, state and local laws, codes and statutes. Revised and approved by the Board of Directors: 4/2006