

PIER POINT VILLAGE 2 HOMEOWNERS ASSOCIATION, INC.

Rules and Regulations

Effective April 27, 2022

The ASSOCIATION HAS ADOPTED AND ESTABLISHED THESE RULES AND REGULATIONS AS AUTHORIZED UNDER THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PIER POINT VILLAGE 2. ANY VIOLATION OF THE FOLLOWING RULES AND REGULATIONS WILL RESULT IN ACTION BEING TAKEN AS SET FORTH IN THE ENFORCEMENT SECTION.

A. PETS

1. Dogs and cats shall be carried or be on a hand-held leash.
2. Pets shall not be leashed, chained or tethered to any object on the Common Elements.
3. Pets shall not be unattended.
4. Pets shall not cause any property damage, injury or disturbances (as determined by the Association).
5. Pets shall not be permitted to bark, howl or make other loud noises which may disturb others.
6. All waste shall be picked up and disposed in a sanitary manner.
7. All pets must have the appropriate licenses.
8. There shall be no feeding of squirrels or raccoons.
9. There shall be full compliance with all City of Aurora ordinances and codes pertaining to animals.

B. TRASH

1. Trash or garbage, including, but not limited to animal waste, cigarette waste, bottles, cans, etc., shall not be placed anywhere on the Common Elements outside the trash containers provided for such purposes.
2. No discarded items such as furniture, mattresses, computers, televisions, etc. shall be placed in or on any Common Element.
3. All cardboard boxes shall be broken down prior to placing in the trash containers.
4. Grease, oil, vehicle batteries and other hazardous, noxious or toxic waste shall be disposed of according to the appropriate governmental laws, ordinances, codes or statutes regulating such disposal.
5. Trash shall be in a secured bag inside an Association approved trash container.
6. Trash cannot be placed outside prior to the evening before trash pickup.

C. TENANTS

1. Owners are responsible for actions of their tenants and their guests or invitees.
2. The Owner who is leasing or renting to tenants shall notify the tenant(s) that the lease is subject to the Rules and Regulations, the Declaration of Covenants, Conditions and Restrictions, the Bylaws and the Articles of Incorporation of the Association and shall, at the minimum, give a copy of the Rules & Regulations to the tenant(s).
3. An Owner who rents or leases a Unit shall submit a copy of the lease to the Association within 30 days of the commencement of such lease.

4. All Owners who lease or rent shall submit to the Association proof of the tenant's receipt of a set of current Rules & Regulations within 30 days of the lease's commencement.

D. EMERGENCY PHONES

- I. After hour emergency phones (utilized by maintenance personnel and management personnel) shall only be called for emergencies.
(An emergency is imminent loss of life or property. Call 911 if applicable.)

E. PARKING

1. All vehicles (vehicles shall include motorcycles) shall be parked between the lines of the parking space.
2. Only one vehicle shall park in a space.
3. There shall be no parking in fire lanes.
4. All vehicles shall be driven in a safe and courteous manner.
5. No vehicle shall cause damage to the parking space or any Association property.
6. No oil or other fluids shall be deposited, accidentally or otherwise, on any parking space or on any Common Element.
7. No campers, trailers, boats, motor homes, recreational vehicles or trucks larger than 3/4 ton shall be parked anywhere on the property.
8. All vehicles must be operable (can be driven on a street) and have current license plates.
9. No maintenance or repairs (including, but not limited to, washing, changing oil or other fluids) of vehicles is allowed onsite.
10. Flat tires must be changed within 24 hours.
11. No storage or parking (not moving in 48 hours) of a vehicle is permitted without written authorization from the Association.
12. No overnight parking without a Valid Parking Pass.
13. No Owner or tenant shall park in a guest parking space.
14. Garage doors shall remain closed when not in use.
15. No commercial vehicles (as defined by commercial registration, signage or equipment) shall be parked or stored within the Community without written authorization from the Board of Directors.

F. ARCHITECTURAL CONTROL

1. No exterior alterations shall be done to any Unit, nor shall any change be made to the doors, windows, balconies or exterior surfaces without written approval of the Association.
2. There shall be no installation of awnings, wiring of any kind, electrical or telephone cable, television antennae, satellite dish, solar panels, machines or air conditioning units, etc., on the exterior of the buildings or that protrude through the walls or the roof, to include skylights, of the Project without written approval by the Association.

3. Nothing shall be altered, constructed, or removed without the prior written consent of the Association.
4. Owners are required to have window well covers installed at Owners' expense.

G. USES OF COMMON ELEMENTS (Common Elements are all property outside a Unit.)

1. No smoking items, to include cigarette butts, shall be discarded anywhere on the Common Elements.
2. Private property including, but not limited to, toys, tools, laundry, bikes, skateboards, toys, etc., shall not be left unattended in or on the Common Elements. (Property left unattended may be discarded.)
3. No items shall be dropped, thrown or fall from windows, doors, stairwells or balconies.
4. No containers with dead plants shall be located on the Common Elements.
5. No signs, banners, advertisement or placards of any type shall be posted on the Common Elements.
6. No outside drying of clothes.
7. There shall be no obstruction of the Common Elements, to include cables, cords or other items that can cause a safety hazard as determined by the Association.
8. No shopping carts shall be placed on the Common Elements.
9. There shall be no loitering or horseplay in or on any Common Elements
10. No items shall be placed on any Common Element which may impede ingress, egress, use or enjoyment by another Owner or resident.
11. There shall be no defacing, removing, damaging, altering or adding flowers, shrubs, stones, signs, fences or any other Common Element without Association approval.
12. There shall be no tampering or damage to the mailboxes.
13. There shall be no postings, such as advertising, notices, etc., fastened to the mail boxes.
14. Any vandalism shall be dealt with by the appropriate authority and shall be a violation of the Rules and Regulations.

H. DISTURBANCES

1. 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, televisions, vehicle engines, vehicle equipment, vehicle radios or other devices in such a manner as may disturb or tend to disturb Owners or occupants of other Units.
2. No nuisance shall be permitted, nor any use, activity or practice which is the source of annoyance or embarrassment to, or which offends or disturbs, any Owner, or which interferes with the peaceful enjoyment or possession and proper use of the Common Elements or the Property.
3. No light shall be emitted from any Unit which is unreasonably bright or causes unreasonable glare; no sound shall be emitted from any Unit which is unreasonably loud or annoying; and no odor shall be permitted from any Unit which is noxious or offensive to other Owners or residents.
4. No smoke shall be permitted which may be harmful or annoying to other Owners or residents.

I. MISCELLANEOUS

1. Every property is limited to either one (1) sign or one (1) flag at any given time.
 - Flags or signs may only be displayed in the window of the Unit or on a freestanding pole located solely on the balcony or back patio.
 - The top of any flag, pole or sign must not be taller than eight (8) feet.
 - No signs or flags may exceed 12 square feet.
 - No signs or flags are permitted which display any commercial message or advertisement other than a "for rent" or "for sale" sign pertaining to the Unit.
2. Owners shall notify the Association of change of address and applicable contact information.
3. All Owners shall have functional smoke detectors in their Units as required by the City of Aurora and/or the appropriate Fire District.
4. Window covering shall be attractive and well maintained and shall be fabricated from appropriate materials, which excludes foil, sheets, towels, paper, etc.
5. All windows and balcony or patio doors shall have proper screens installed and such screens shall be well maintained.
6. There shall be no outdoor cooking equipment other than approved by municipal ordinance or Fire Code, which prohibits 20 pound propane containers within 10 feet from a combustible wall or surface. Only 2 1/2 pound propane containers shall be used within 10 feet of a combustible wall.
7. Each Owner shall maintain adequate insurance as required by the governing documents.
8. No activity shall take place or condition exist which may cause insurance rates to increase or insurance coverage to be cancelled.
9. No Owner shall prohibit the right of entry to the Association or any other person authorized by the Association in case of an emergency originating or threatening his/her Unit, as determined by the Association, whether the Owner is present at the time or not.
10. All holiday decorations shall be removed within thirty (30) days after the holiday with the following exception:
 - A. Owners may display a religious item or symbol on the entry door or entry door frame of a unit; except that the association may prohibit the display or affixing of an item or symbol to the extent that it:
 - (A) Threatens public health or safety;
 - (B) Hinders the opening or closing of an entry door;
 - (C) Violates federal or state law or a municipal ordinance;
 - (D) Contains graphics, language, or any display that is obscene or otherwise illegal; or
 - (E) Individually or in combination with other religious items or symbols, covers an area greater than thirty-six square inches.
 - B. If the association is performing maintenance, repair, or replacement of an entry door or door frame that serves a unit owner's separate interest, the unit owner may be required to remove a religious item or symbol during the time the work is being performed. After completion of the association's work, the unit owner may again display or affix the religious item or symbol. The association shall provide individual notice to the unit owner regarding the temporary removal of the religious item or symbol.

11. All Owners shall keep their balconies and patios in clean, sanitary, and attractive condition.
12. All Owners shall maintain their Limited Common Elements as required by the Association's governing documents and Colorado Law.
13. No activity shall take place which may negatively affect property values of the Units.
14. No activity shall take place or occur which may negatively affect an Owner's reasonable peaceful enjoyment in their Unit, on the Limited Common Elements or on the Common Elements, including, but not limited to, harassment or other threatening behavior.
15. No activity by an Owner or resident shall take place or occur which may negatively affect a contractor, vendor, agent, guest, invitee or an Association employee on the Limited Common Elements or on the Common Elements including, but not limited to, harassment or other threatening behavior.
16. No Owner or resident shall harass or threaten another Owner, resident, contractor, vendor, agent, guest, invitee or Association employee through verbal, written, telephonic or electronic communication.
17. No activity shall take place which shall be a violation of municipal, state and/or federal ordinances, codes, statutes or laws.
18. There shall be no violation of the Association's Declaration of Covenants, Conditions and Restrictions, any other governing documents or any amendments thereof or any of the duly adopted policies.

CERTIFICATION:

The undersigned, being the _____ of the Board of Directors of Pier Point Village 2 Homeowners Association, Inc., a Colorado nonprofit corporation, certifies that these Rules and Regulations were adopted by Resolution approved by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors of the Association on April 27, 2022 and in witness thereof, the undersigned has subscribed his/her name.

**PIER POINT VILLAGE 2 HOMEOWNERS
ASSOCIATION, INC.,**
a Colorado non-profit corporation

By:
Its:

Cynthia Haynes