

Curecanti Townhomes Association Rules and Regulations

- 1) **Animals:** 11.1: Protective Covenant Language altered to: Limit of 2 domestic animals (dog or cat) per unit. Current residents that were granted exceptions by developers and their representatives (i.e. real estate brokers) will be grandfathered in.
- 2) **Motorhomes /RV 's:** No motorhomes /RV 's shall be parked/stored in the Curecanti Townhome development.
- 3) **Recreational vehicles:** (i.e. snowmobiles, motorcycles, boats, jet skis, campers, etc.) May be parked in homeowner's driveways or garages only, not in guest parking or common areas.
- 4) **Landscaping and Lawns:** In addition to existing protective covenants 12.2.1 language "...any maintenance required due to the negligence, misuse or deliberate act of the Owner, the Owner's family guests and invitees or tenants, or pets, then and in that event such expense shall be the liability of the owner and charged to the Owner by the Association." Note: "pets" has been added.
- 5) **Driveways:** In addition to existing protective covenant 12.2.2 language "...in the event any maintenance is required due to the negligence, **use of corrosive products (rock salt, etc.),** misuse or deliberate act of the Owner, the Owner's family, guests and invitees or tenants, then and in that event such expense shall be *the* liability of the Owner and charged to the Owner by the Association." Note: use of corrosive products (rock salt, etc.) has been added.
- 6) **Trash:** No trash, recyclables, debris or refuse shall be deposited upon the common elements of *Curecanti* Townhome Associates except only within dumpsters provided. Unit Owners and occupants are responsible, at their cost, for the disposal of any non-household garbage, including but not limited to furniture, tires, appliances, building materials, pallets, and other large items. Cardboard boxes should be taken to the recycling center by airport. Unit Owners and occupants are further responsible, at their cost, for trash expenses incurred by the Association for excessive trash pickup.
- 7) **Window Coverings:** No unit owner or occupant shall use as window coverings bed sheets, tapestries, blankets or any other material except for blinds, curtains and drapes made to be window coverings.
- 8) **Short-Term Rental:** A "short-term rental" shall mean the rental, lease, or occupancy of a dwelling unit, or any portion thereof, for a period of less than thirty (30) consecutive days, whether compensation is received. No Unit Owner, Tenant, or Occupant shall rent, lease, license, or otherwise allow the use of their dwelling unit for a short-term rental. Advertising or listing a dwelling unit on websites, applications, or platforms that

promote short-term rentals (including but not limited to Airbnb, VRBO, or similar services) is strictly prohibited. Use of a unit for transient or hotel-like purposes is not permitted under any circumstances

9) **Penalties:** To be imposed for noncompliance of any of the existing covenants or Rules & Regulations for Curecanti Townhome Homeowners shall be as follows:

- a. Encourage neighborly resolution amongst concerned parties,
- b. Written complaint, signed by 3 unit owners, and brought to the board and a letter of noncompliance sent Certified Mail with date by which noncompliance shall be resolved or option to be contested in writing and submitted to Association President.
- c. If resolution/compliance date is not met a fine will be imposed on the homeowner as follows:
\$25.00/day 1-3 days, \$50.00/day 4-6 days,
\$75.00/day thereafter

10) **Liability for Damage:** Any damage to the general common elements or limited common elements caused by a Unit Owner, occupant, or guest shall be repaired at the expense of that Unit Owner or occupant. Any necessary cleaning of general common elements or limited common elements shall be done at the expense of the Unit Owner or occupant causing the need for the cleaning.

11) **Amendment:** These Rules and Regulations may be altered, amended, revised or enlarged by the Board of Directors at any time. Written notice of any such change, amendment or revision shall be furnished to all Unit Owners and occupants following the adoption thereof.