

RULES AND REGULATIONS OF CURECANTI TOWNHOMES ASSOCIATION

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 driveway or garage 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 the airport. Unit Owners and occupants are further responsible, at their cost, for trash expense incurred by the Association for excessive trash pick up.

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) **Penalties:** to be imposed for non compliance 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. Complaint 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

9) **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.

10) **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.

Board of Directors:

Curecanti Townhomes Association, a Colorado non-profit corporation.

By: [Signature] President

By: [Signature] Vice President

By: [Signature] Secretary/
Treasurer