



APPLETREE CONDOMINIUM ASSOCIATION

Rules and Regulations

Revised and Updated September, 2004

RULES AND REGULATIONS

Appletree Condominium Association

The Appletree Board of Directors adopted the following Rules and Regulations on August, 2004. Under the Declarations of the Association, the Board is empowered to establish Rules and Regulations governing the use of the Condominium Units, Common and Limited Common Elements and any property owned by the Association.

These Rules and Regulations are intended to assist in making this community a pleasant, safe, and desirable place to live. The Association's success in maintaining a desirable community is dependent upon the positive involvement of all residents in respecting the rights and needs of others. Accordingly, the Board requests residents to abide by the Rules and Regulations in the spirit of cooperation and in consideration of your neighbors.

Enforcement of the Rules and Regulations

A. Any report or complaint regarding violations of the Rules and Regulations must be given to the property Management Company or a Board Member. Such reports should include the description of the violation, the location, identity of alleged violator, date and time of violation and any other pertinent information.

B. Upon receipt and evaluation by the Management Company, the owner and resident will receive a written notice of the violation. The owner or resident shall then have the opportunity to either correct or contest the violation.

C. Violations that are ignored or unresolved will result in fines as follows:

1st notice- Written notification of violations--no fine

2nd notice--\$100.00 fine, after notice and opportunity for hearing

3rd notice--\$100.00 per day fine, after notice and opportunity for hearing

D. Delinquent fines may result in legal action.

Landlords are responsible for providing copies of the Rules and Regulations to their tenants. The Homeowner is responsible for any violations made by their tenants.

If you need additional copies of the Rules and Regulations, please contact Appletree's property manager:

Weststar Management

Nikki Kreger
720-941-9200

1. Pets

a. Only household pets are allowed. Household pets include dogs, cats, birds and aquarium fish only. Owners desiring to keep any animal not included above must submit a request in writing to the Board of Directors which shall determine whether or not the animal is an acceptable household pet. All residents must register their pets with the Management Company within 30 days of moving in to the Complex or acquiring the pet.

B. No more than two (2) pets shall be allowed. No pet over the weight of 30 pounds is allowed. Total combined weight of the 2 pets shall not exceed 40 pounds.

C. The pet owner or caretaker, whether resident or guest, shall immediately clean up any waste created by the pet and disposed of in the common trash area dumpsters. Bags of waste shall not, at any time, be placed on patios, balconies or any Limited Common or Common element. No pet shall be allowed to expel any waste on patio or balcony.

D. Pets shall be restrained at all times while on the Common Elements.

E. No pet shall be tethered to any Common Element or tethered outdoors unattended on any part of the complex or left on patio or balconies unattended at any time.

F. Any pet deemed to be consistently creating a nuisance or hazard, as determined by the Board of Directors, is subject to be expelled from the property..

G. No food shall be kept on any Limited Common or Common areas of the Complex

G. Continued violations of these Rules and Regulations will result in fines and removal of the pet from the property.

2. Motor Vehicles and Parking

A. No inoperative or unused vehicle shall be stored, parked, or maintained on any part of the Complex. All vehicles must have current license and emission control stickers. Any vehicle that has not been moved for a period of seven (7) days will be considered inoperative or abandoned. If such vehicle has not been removed within 72 hours of written request of the Association will be subject to towing at the owner's expense and the owner subject to fines. Exceptions to the rule shall apply when the owner of the vehicle has notified the Management Company of an extended absence.

B. No trailers of any kind, motor homes commercial trucks or trucks with company logos shall be stored, parked or maintained on the Complex property. If such vehicle has not been removed within 72 hours of written request it will be subject to towing at the owner's expense.

C. No motor vehicle shall be parked in any area reserved as handicapped parking unless such vehicle is properly registered or assigned to a particular resident.

D. No maintenance or automotive repair shall be performed on a vehicle while parked within the Complex. Exceptions to this rule are minor upkeep or a resident's private vehicle and emergency measures to start the car. Minor upkeep is considered adding fluids, changing a flat tire and washing and cleaning. All work performed must not be a hazard, eyesore or annoyance.

E. All driver shall follow the posted speed limits within the property.

F. No vehicle shall emit noise within the Complex that is considered excessive or a nuisance.

G. Any vehicle not being driven on a regular basis or if resident is away for a period more than one week should be parked in the outer areas of the parking lots, not parking spaces closest to buildings.

Increased Risks, Damage, Environmental Concerns, Health and Safety

A. No materials, chemical or substances listed as hazardous or illegal by Federal, State or local government agencies shall be stored, kept, possessed or disposed of in any Condominium Unit or any Limited Common or Common Element. This also includes any flammable materials.

B. No damage to or pollution of any Limited Common or Common Area shall be committed by any owner, members of owner's family, guest, or contractor of any Condominium Owner.

C. No person shall dispose of any oversize item in any of the dumpster areas. Violation of this rule will result in fines being assessed and any extra charges accrued from the garbage contractor. Please contact the trash company for assistance with disposal of oversized items.

D. No bicycle, skateboard, scooters or other such conveyance shall be ridden or operated on sidewalks or landscaped areas of the Complex.

E. Only gas fueled barbecues or grills are allowed to be used on any area within the Complex.

F. Owners are responsible for cleaning clothes dryer exhaust pipe, exterior screen and any lint which falls onto entrances and stairways.

G. All ashes from fireplaces or cigarettes must be disposed of properly. All ashes must be cold before placing in a dumpster area.

H. No owners or renters shall undertake any repairs on the Common areas. If any repairs are needed, the Management Company should be contacted.

STRUCTURAL ALTERATIONS

A. No condominium owner or renter may alter the interior or exterior structure of a Unit or Common Element unless plans and specifications have been submitted to and approved in writing by the Board of Directors.

Storage of Unsightly or Unsafe Items

A. No person may obstruct or store any items on any part of Common Areas without written approval of the Association.

B. Items permitted on patios and balconies are furniture specifically manufactured for outdoor use, small freestanding planters and freestanding hammocks. Hammocks must be of a neutral color. Planters must be removed if there is no living plant in the planter. Nothing may be attached to the siding. Any planters placed on or over the balcony railings must be bolted to the railing and painted to match the exterior of the building. Windsocks, wind chimes, birdfeeders and any other hanging items are not permitted. All fixtures and furniture items must be in good repair.

C. Items not permitted on patios or balconies include, but are not limited to appliances, vehicle parts, tires, ladders, canoes, boxes, newspapers and items stored for recycling.

D. Storage and locking of bicycles which are in good repair and operable is allowed on balconies, but cannot be attached to any Common Element such as siding, retaining walls, stairways or entrances. Residents on ground level may store and lock bicycles in good repair and in operable condition under the stairs of ground level units. Bicycles shall not block walkways or stair access.

E. Wood cut for use in fireplaces may be kept on balconies and patios provided that it is less than one-quarter cord, staked in a neat appearance and that the wood does not become a haven for insects, vermin, or other pests. All wood must be elevated from the floor by a metal rack, approved by the Board, and the height does not exceed above the height of the deck railing or 4 1/2 feet for ground floor units. Residents shall observe statutes and rules related to wood burning legislated by local and government agencies.

Recreation Facilities and Amenities

Pool

- A. No person under the age of 14 shall be allowed use of the pool or pool area without the supervision of person 18 or older. Such supervisor must be inside the pool area.
- B. No guest, friend or family member of a Condominium Unit Owner or resident is allowed use of the pool without the presence of the Owner or Resident.
- C. All persons using the pool shall understand that there is no lifeguard present and use the facility at their own risk
- D. No glassware, glass containers or alcoholic beverages are permitted within the pool area..
- E. No animals are permitted within the pool area.

Tennis Court

- A. No person under the age of 12 shall be allowed the use of the tennis court without the supervision of a person 18 or older.
- B. No guest, friend or family member of a Owner or resident will be allowed to use the tennis court without the presence and supervision of an Owner or resident.
- C. All play and use of the tennis court is at the user's risk.
- D. The tennis court shall be used only for tennis and no other purpose.
- E. No animals are permitted on the tennis court.

Condominium Unit Exterior Appearance and Utility

- A. The Condominium Unit Owner is responsible for the upkeep and appearance of exterior items such as window glass, window casements, window screen and door, patios and balconies. Balconies, patios and entry areas must be maintained in a neat and clean manner. These areas are not to be used as storage areas, including temporary storage of trash.
- B. To maintain architectural continuity within the Complex, no Owner or resident may alter, repair, repaint or do any work upon any of the Limited Common and Common Elements without prior written consent of the Board. Items which may not be altered without written consent include, but are not limited to storm, security or screen doors, gates, al doors and windows, exterior vents, patio covers, exterior blinds, antenna, satellite dishes or air conditioning units, including window air conditioning units. All storm, security or screen doors must be approved by the Board in writing before installation. Failure to apply for approval will result in the mandatory removal of the door at the owner's expense.
- C. All windows must have screens. Bent, torn or ratty screens must be replaced.
- D. No exterior lights, wires, cables, stereo speakers, etc. may be installed of hung on buildings. No wires may be installed on buildings or on the ground.
- E. For rent or For Sale signs may be displayed on the interior of the unit only. Only professionally printed signs may be used. No advertising signs, unsightly objects or nuisances, such as, but not limited to, flags (U.S. flag is an exception) balloons, wind socks or wind chimes. Any U.S. flags being displayed must be done so according to Federal Regulations.
- F. All units must have appropriate window coverings. Newspapers, sheets, blankets, spreads, aluminum foil or cardboard are not considered proper window coverings. Drapes which are unsightly, damaged or do no hang properly (missing drapery hooks, etc.) will be repaired or replaced by the owner or resident. Window coverings viewed from outside the units shall be of a neutral solid color.
- G. Rugs, blankets, laundry, etc. may not be hung from windows, balconies or draped over trees and shrubs. No clothes lines are allowed on the exterior of a unit.
- H. Anything left around the common areas will be removed without notice to its owner or resident. Any costs incurred shall be charged to the owner.

I. No littering on the Common Areas shall be allowed. All trash must be thrown into the dumpster canisters. No trash shall be left on the grounds in or around the dumpster.

J. Seasonal decorative items may be installed on the exterior door, interior windows, balconies or patios. Such items may be placed 30 days prior to the holiday and removed within 30 days after the holiday. Dead Christmas trees shall not be kept on balconies or patios nor disposed of in the Complex trash bins. Nails and screws may not be driven into building siding.

K. Only white lights may be installed in exterior light fixtures. Colored lights may be used between December 15 and January 15.

L. Trash must be in enclosed containers and may not be stored on patios, balconies, or left by front doors or entrances.

M. All residents are entitled to peaceful enjoyment of their unit and Appletree Common Areas. Excessive noise from any source, including barking and whining dogs, loud music, television, partying, and the operating of toys may not disturb other occupants of units. Particular care should be taken between the hours of 10:00 P.M. and 8:00A.M

N. Antennas or aerials designed to transmit may not be upon any portion of the Complex without written approval of the Association.

O. No shopping carts shall be left on any area of the Complex.

P. There shall be no feeding of wildlife, including, but not limited to, squirrels, birds, raccoons, or any predatory animals. No food may be left out on any Limited Common or Common Areas

Leasing or Renting of Condominium Units

A. No Owner may rent or lease less than an entire Condominium Unit.

B. No lease or tenancy of any Unit shall be for less than 6 months. No unit owner may lease a Unit for transient or hotel purposes.

C. All Owners must provide a copy of the lease to the managing agent within 10 working days after the execution of the lease of occupancy of the Unit. All leases must be accompanied by documentation stating that the lessee has read, understands and agrees to these Rules and Regulations, the Declaration and Bylaws of the Association.

D. The Owner of a Condominium Unit who resides at a place other than the Unit shall provide to the Association or its managing agent an address and phone number(s) where the owner can be reached in case of emergency or other Association business. It is the responsibility of the Owner to keep this information current.

E. All renters are subject to these Rules and Regulation, the Declaration and Bylaws without exception. The Owner shall be held responsible for any violations by the renter, renter's pets, renter's guests or relatives.

Policies and Procedures for Enforcement of the Declaration, By-laws and Rules and Regulations

A. Notice of violations shall be provided to the Owner as soon as reasonably practicable following discovery or report of such violation. The Association may also provide a copy of such notice to any non-owner violator. The notice shall describe the nature of the violation. Any notice personally delivered shall be deemed received on the date of delivery, and any notice mailed shall be deemed received on the third day following the date of mailing.

B. Upon receipt and evaluation of the violation by the Management Company and Board, the owner will receive written notice concerning the violation(s). The owner shall then have the opportunity to either correct or contest the violation.

C. **Violations that are ignored or unresolved will result in fines as follows:**

1st notice--written notification--no fine

2nd notice--written warning--\$100.00 fine

3rd notice--\$100.00 per day fine until violation is rectified

The Appletree Board of Directors may revise these rules and Regulations at any time in order to serve the needs of the Appletree Community.

APPLETREE CONDOMINIUM ASSOCIATION, INC.
A Colorado Non-profit Corporation

By: _____ Attest: _____

Important numbers

Weststar Management

Nikki Kreger, managing agent.....720-941-9200

Emergency.....911

Arapahoe County Sheriff's Dept.....303-795-4711

Rocky Mountain Poison Control.....303-629-1123

Animal Control.....720-874-6750

Public Service.....303-623-1234