

QUINCY LAKE CONDOMINIUM ASSOCIATION, INC. RULES AND REGULATIONS

**ADOPTED September 9, 2013
EFFECTIVE October 10, 2013**

INTRODUCTION

These Rules and Regulations were adopted by the Board of Directors of the Quincy Lake Condominium Association on September 10, 2013 and will become effective October 10, 2013 and supersedes any and all Rules and Regulations previously published. They supplement the restrictions and requirements contained in the Condominium Declaration for Quincy Lake Condominiums and the By-laws of the Association. You should have received a copy of these two documents when you purchased your home. It is your responsibility as an owner to be familiar with the rules in all three documents. If you rent your property, please ensure that a copy of these Rules and Regulations are given to the tenants.

These Rules and Regulations have been adopted so that we all can enjoy living in a pleasant environment and be able to maintain our property values. If the Rules and Regulations are violated fines may be levied in accordance with the schedule set forth in the Associations Enforcement Policy. Any and/or all of these Rules and Regulations may be added to, changed, or deleted by a majority vote of the Board of Directors at any time, provided that such action does not alter the intent of the governing documents and notice is given to the homeowners. Above anything else, these Rules and Regulations have been adopted to ensure the comfort, happiness and safety of every person living at Quincy Lake Condominiums.

This document serves the following purposes:

1. To assure that everyone is aware of the Rules and Regulations currently in effect.
2. To provide a basis for the Rules and Regulations to be enforced without preference or prejudice.
3. To provide clear legal basis for collection of fines if and when necessary.

Board meetings are held on the 2nd Tuesday of every other month at 7 PM at the Clubhouse beginning with February each year. There is a half-hour homeowner session at the beginning of the meeting and your input is welcome during this portion of the meeting. You are welcome to stay for the entire business meeting, as these meetings are open to all members of the Association. For further details, please see the Association's Policy regarding conduct of meetings.

PETS/ANIMAL CONTROL

1. Owners are required to follow all Aurora City, Arapahoe County, and Colorado State animal ordinances accordingly.
2. Any dog must be on a hand held leash and accompanied by a person capable of controlling such animal when outdoors and not confined by a fence.
3. All pets must be under the control of their owner at all times.
4. Owners shall immediately pick up any waste left by their animals on common elements. Waste shall not be allowed to accumulate in the fenced yard and shall be picked up at least once a day and disposed of in tightly closed plastic bags in the resident's own trash container.
5. No animal shall be allowed to remain tied or chained to any balconies, patios or other common elements. Any such animal, tied or chained, may be removed by the Association or its agent.
6. No pet shall be permitted within any portion of Quincy Lake property if it makes excessive noise or otherwise constitutes and unreasonable annoyance to other owners/tenants as determined by the Board of Directors.
7. Fines will be assessed according Association's Enforcement Policy.

PARKING AND VEHICLES

Parking of any and all vehicles must be within designated parking (all areas divided by the painted parallel lines) within the Quincy Lake Condominium Community.

1. None of the following vehicles will be allowed to park in the Quincy Lake Condominium Community:
 - A. Junk/Derelict vehicles
 - B. Vehicles not displaying current license
 - C. Recreation Vehicles
 - D. Inoperative vehicles
 - E. Campers
 - F. House or any other type of trailer
 - G. Boats or the equivalent
 - H. Trucks and Vans over 3/4 ton in gross weight carrying capacity or having dual rear wheels

Junk/Derelict/Inoperative vehicles shall be defined as vehicles that have not been driven under their own propulsion for a period of three weeks or longer.

Junk/Derelict/Inoperative vehicles listed in Parking Rule #2 will be towed at the owner's expense 72 hours after the towing notice is placed on the vehicle. RV's will be allowed loading and unloading time (not to exceed 24 hours) and must not impede traffic.

2. Motorcycles shall be licensed and equipped with the most recently approved noise control devices (State or County ordinances, whichever is more restrictive) and operated only on the roads and driveways in a manner not to unreasonably disturb residents. Trail bikes, dirt bikes and off road vehicles are not allowed on the sidewalks or grass.

3. Vehicles shall be operated in a manner which will not unreasonably disturb residents and shall not exceed a speed limit of greater than 12 MPH in the Quincy Lake development. The safety of all who live within our community should not be taken lightly.
4. Bicycles shall be operated on street shoulders in such a manner as not to obstruct traffic or be hazardous to pedestrians. They cannot be ridden on the sidewalks or grass, or on the clubhouse decks or ramps.
5. Assigned parking shall be the sole responsibility of each resident to monitor and tow. For towing out of an assigned parking space, each resident is responsible to contact the designated towing company indicated on the signs at the entrance to the Community and provide the towing company verification of residency, such as a utility bill with the resident's name and address.
6. Vehicles shall not be parked with the vehicle extending over walks to block access to pedestrians.
7. If the Association deems it necessary to have a vehicle towed for violation of these rules, all towing charges shall be the responsibility of the Owner.

Emergency Vehicle Exception: Parking of a motor vehicle by an owner or tenant on a street, driveway, or guest parking area will not be prohibited only if all of the following criteria are met:

- THE VEHICLE IS REQUIRED TO BE AVAILABLE AT DESIGNATED PERIODS AT SUCH RESIDENT'S ADDRESS AS A CONDITION OF THE RESIDENT'S EMPLOYMENT;
- THE VEHICLE HAS A GROSS VEHICLE WEIGHT RATING OF TEN THOUSAND POUNDS OR LESS;
- THE RESIDENT IS A BONA FIDE MEMBER OF A VOLUNTEER FIRE DEPARTMENT OR IS EMPLOYED BY A PRIMARY PROVIDER OF EMERGENCY FIRE FIGHTING, LAW ENFORCEMENT, AMBULANCE, OR EMERGENCY MEDICAL SERVICES;
- THE VEHICLE BEARS AN OFFICIAL EMBLEM OR OTHER VISIBLE DESIGNATION OF THE EMERGENCY SERVICE PROVIDER; AND PARKING OF THE VEHICLE CAN BE ACCOMPLISHED WITHOUT OBSTRUCTING EMERGENCY ACCESS OR INTERFERING WITH THE REASONABLE NEEDS OF OTHER UNIT OWNERS OR RESIDENTS TO USE STREETS, DRIVEWAYS AND GUEST PARKING SPACES WITHIN QUINCY LAKE.

TRASH COLLECTION

1. Trash is picked up on Tuesday mornings, unless a holiday has occurred during that week, on or before the scheduled trash day, hence the trash will be picked up on Wednesday morning. Noted holidays are: New Year's Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day and Christmas Day.

2. No trash is to be put out earlier than 5:00 p.m. on the day before the trash is scheduled for pick up. All trash should be put out before 7:00 a.m. on the day the trash is scheduled for pick up.
3. Trash must be contained, secured by a lid, or tied to prevent animals or wind from scattering the contents. It should then be placed on an island or at the end of the parking spaces.
4. Empty containers must be removed no later than 9:00 a.m. on Wednesday, the day following collection.
5. Trash containers must be stored in manner so that the container is not visible from the front of your unit.

MISCELLANEOUS

1. No signs or advertising devices of any nature shall be erected on any part of the condominium project other than as provided in these rules or without written consent of the Architectural Control Committee.
2. All for sale signs must be within the unit (placed on the inside of a window). The sign shall not exceed the size of the bottom half of the window it is hung in (sliding glass doors are not considered in this measurement).
3. 2. Political campaign signs may be displayed only in the windows of a unit and subject to the following:
 - A. No more than one sign per political office or ballot issue may be displayed;
 - B. No sign may exceed seven square feet in area;
 - C. No sign may be displayed earlier than forty-five days before the day of an election, or later than seven days after an election.
4. Absentee owners are required to provide to the management agent of the Association their up-to-date address and phone number (resident and work) and name and phone numbers of their tenants at Quincy Lake, and a copy of the lease agreement within ten (10) days of the owner vacating their unit.

NOISE

1. No objectionable, loud or excessive noises are allowed in the community.
2. Remember the proximity of your neighbors and be aware of the impact of your actions on them.
3. Any behavior that is a nuisance (as determined by the Board of Directors) to others is not permitted.
4. All stereo and other audio equipment, including but not limited to, radios, compact disk players, tape players and televisions, must not be played at a level that will unreasonably disturb (as determined by the Board of Directors) the residents of the community.

EXTERIORS

1. No articles may be permanently attached to the exterior of a building or fence without prior written approval from the Architectural Control Committee.

2. Outside TV or radio antennas or satellite dishes may be installed in accordance with the Board's resolution.
3. Holiday decorations are permitted to be put up one month prior to the holiday, and must be removed no later than three weeks after the holiday.
4. Seasonal decorations are permitted during the months of the season only.
5. In no case are any decorations permitted on roofs or across walkways.
6. Window air conditioners are permitted between April 15th to October 15th. All installations must have prior written Board approval.
7. Window screens must be in good condition. Any ripped, torn, or damaged screen should be repaired, replaced, or removed.
8. Installation or replacement of windows and screen doors must have prior written approval from the Architectural Control Committee.
9. Any and all changes to the outside of a building must be approved first by the Architectural Control Committee. Any homeowner who has made changes without approval may be found in violation of these rules. Violations may result in fines in accordance with the Association's Enforcement Policy, removal of said changes, and restoration to the original condition at homeowner expense.

OUTDOOR GRILLS

1. In accordance with Aurora City Ordinance 308.3.1, all charcoal burners, open flame cooking devices, and LP-gas (propane) burners with a water capacity greater than 2.5 lbs., are prohibited on balconies or within 10 feet of combustible construction.

MAINTENANCE POLICY

1. Owners shall be responsible for maintaining their deck, porch, patio, handrails, outside stairs, porch lights, back yard lights, and any fences appurtenant to such Owner's Unit. Association shall be responsible for repairing or replacing any structural deficiencies of deck, porch, patio, handrails, outside stairs, and fences.

OCCUPANCY POLICY APPLYING TO RENTALS

1. All renters must comply with the Rules and Regulations of the Quincy Lake Homeowners Association. Infractions and any penalties imposed will be charged to the appropriate homeowner after notice and opportunity for a hearing.

POOL AND CLUBHOUSE

1. The Quincy Lake Homeowners Association clubhouse and pool is for the use and enjoyment of all Quincy Lake homeowners (or their renters, but not both) that are not in violation of the rules. These regulations and the following information should answer most of your questions regarding this facility.

CLUBHOUSE RENTAL RULES

1. The Clubhouse may be rented by contacting Weststar Management at 720 941-9200.
2. Resident who is renting the clubhouse must be present at all times.
3. Alcohol permitted in accordance with existing Colorado State laws.

4. Resident is responsible for clean-up and any damage.
5. Noise level must remain at a reasonable level.
6. Within the pool area, residents have priority for access to the pool and decks. No guest will take precedence or otherwise restrict access to a resident.
7. Resident renting the clubhouse will sign a Use/Rental Agreement. The Agreement will set forth, in more detail, the rules pertaining to the Clubhouse use and rental, as well as penalties for failure to comply.
8. A \$25.00 use fee and a \$50.00 cleaning deposit are required before rental of Clubhouse.

POOL RULES:

ALL PERSONS USING THE POOL DO SO AT THEIR OWN RISK

The Association does not provide lifeguards. The Association does not assume any liability in this regard. All state and local laws and rules pertaining to the use and operation of the swimming pool are posted and will be strictly enforced, by fine or suspension of use, if necessary.

1. Responsible adult supervision is required for the safety of all persons under the age of 14 or persons unable to swim safely, while anywhere in the pool area.
2. Sunday through Thursday evenings shall be Quiet Hours for residents and guests from 7:00 pm to 9:00 pm. Quiet hours are defined as a period of time when no sound producing devices, such as radios, may be used in the pool area.
3. Glass and alcoholic beverages are prohibited in the pool area or inside the pool fence.
4. No food is allowed in the pool area.
5. No diving or jumping into the pool.
6. No pets allowed in the pool area other than companion animals for those with disabilities.
7. No rafts or inner tubes allowed, with the exception of water wings and life jackets.
8. No recreational equipment (including tricycles, bicycles, skateboards, scooters, roller blades, etc.) are allowed in the pool area or on the clubhouse deck ramps.
9. Suds, foaming products such as shampoo, bubble bath etc., as well as suntan oil or baby oil are extremely damaging to the pool. Everyone shower before entering the pool.
10. Residents are limited to two (2) guests at one time, and they must be accompanied by the Resident at all times. The Owner will be held responsible both financially and personally for any damage or misconduct attributed to his/her tenants or guests.
11. Running, pushing, shoving, foul language, or obnoxious behavior (as determined by the Board of Directors) is not allowed. A fine may be levied and/or your pool privileges may be suspended for noncompliance. No warnings will be given.
12. Only swimming suits may be worn inside the pool. No cutoff's or other street attire are allowed in the pool area. Bathing suits are required and must be washed before entering the pool if they were used at any other facility, lake, stream or river to avoid algae contamination.

13. There will be no loud music or noise in the pool area.
14. No persons with diapers are allowed in the pool, unless they are swim diapers specifically designed for that purpose.
15. Within the pool area, residents have priority for access to the pool and decks. No guest (non-resident) will take precedence or otherwise restrict access to a resident.

RULES VIOLATION PROCEDURE

See SB100 Policies and Procedures

CONDUCT OF MEETINGS RULES

See SB100 Policies and Procedures