

## ***LAFAYETTE***

### **RULES AND REGULATION**

These Rules and Regulations are set forth in accordance with the By-Laws, Articles of Incorporation, and the Condominium Declaration.

**LEASING:** In instances where Residents of Lafayette are leasing and/or renting from another individual or agent, the owner of the property is responsible for his or her tenants and agents.

The owner must provide the tenants and agents with copies of the Rules and Regulations, and penalties.

**The Owner shall be liable for any fines or penalties.** The rental or lease of any unit, and renewal of any rental or lease agreement must be in compliance with the Declaration, By-Laws, Rules and Regulations, and Articles of Incorporation.

**WALKWAYS, STAIRWELLS AND LANDINGS:** Walkways, stairwells and landings must be kept clear of personal property at all times. This includes such items as furniture, grills, bicycles, wagons and toys. Any personal property left in these areas will be removed without notice. Also, all trash must be placed in dumpster. **NO TRASH IS TO BE LEFT OUTSIDE THE UNIT.** If it becomes necessary for maintenance to remove trash, you will be charged a fee of \$50.00 per trash pickup for first offense.

**ADVERTISEMENT:** No signs are allowed in windows.

**TRASH:** Bottles, cans, paper, trash and personal property must not be left on lawn. Any personal property left in these areas, will be removed without notice. **The trash company will not pickup the following items: televisions, furniture, couches, tables, chairs, etc.** It is your responsibility to have these items removed, failure will result in fines plus the cost of removal of these items assessed to the unit.

**COMMON AREAS:** Frisbees, rocks, balls, toy airplanes, kites or any similar article, are not permitted in the common area, (common area is defined as follows: any place outside the structures, including the land, easement and appurtenances). Toys, personal items or personal property left out in the general common area, or in front of the units, will be considered abandoned and will be removed without notice. Drying of laundry is not permitted outside of the units.

Climbing trees, on cars or buildings is absolutely forbidden.

Tampering with the common area is not allowed. This includes, but is not limited to, trees, shrubs, rocks, lawns and fences.

**NOISE:** Excessive noise or loud music is not permitted at anytime. If your stereo, television, or party can be heard outside your unit it is too loud. No illegal activities will be permitted, if necessary, police will be called. Owners will be asked to terminate the lease and a possible fine, and Homeowners will be fined. Be considerate of your neighbors.

**PETS:** 2 pets per unit only. (If you are a renter, you must get permission from your landlord). Dogs must be controlled on a leash when in the common area, and kept away from bushes and shrubs. Any pet waste must be removed by the owner immediately. Owners and renters (all residents) shall restrain pets from making disturbing noises. Owners and renters alike must obey all laws concerning pets as published by the City of Denver.

**SMOKE ALARMS:** Each unit must, at all times, have at least one operational smoke alarm.

**MAINTENANCE:** No owner or lessee shall install wiring for electricity, telephone, televisions antennas, air conditioners or any other similar items on the exterior of the complex, except as expressly authorized by the Board of Directors. Window type air conditioners constitute a change in the exterior. No remodeling of the exterior or the structures, for instance: installing a fireplace, adding on to the original structure a room, porch, storm doors or windows, lighting fixtures, etc. **Written request for a variance to this Rule must be submitted, with drawings and specifications to the Board of Directors for their review and approval or disapproval, before any installation is started.**

**WINDOWS:** Must be in good repair and properly installed. Absolutely no sheets, blankets, tin foil or other objects may be used to cover the windows. All draperies, curtains, shades, and shutters must be of a neutral color (white, off white, light beige). Screens, windows, and storm doors must be in good repair at all times.

**FLAMMABLE MATERIALS:** No flammable materials may be stored in the unit or the basement.

**IN-HOUSE BUSINESS:** No "in-home" business or businesses, ie, babysitting, music lessons, beauty salon, or any other business for profit, are to be conducted at any unit for any reason, without the express and definite approval of the Board of Directors.

**FINES:** These Rules have been implemented to improve living conditions in a close space, and to protect your property and your property values. **Enforcement of the Rules is the express duty of the Board of Directors.**

Fines will be as follows:

First Offense: \$50.00

Second Offense: \$100.00

Third and subsequent offenses: \$100.00 fine and possible legal action.

Each Rule is subject to a separate violation.

Any fines levied by the Board of Directors will be due and payable immediately. Failure to pay, or be current with your fees and fines, will be treated in accordance with the declaration and By-Laws applicable. As a Homeowner, you have a right to appeal these fines to the Board of Directors of the Association. You should have any witness and documentation on why your unit is not in violation. Please call the Management Company within 10 days of the fine notice if you wish to appear in front of the Board to appeal the fines, so the proper time will cease until your appeal is heard by the Board.

If fines are not paid, a lien will be filed.

**COMPLAINTS: May be made by owners in good standing only** (all fees or fines completely paid). Complaints must be in writing to any Board member or management company, who will act on the complaint. **Lessees or renters must contact the owner of their unit to register complaints.**

**Leins will be filed on the 10th of the following month, Homeowners will be charged for the cost of filing the lein plus a \$20.00 processing fee.**

**DUES COLLECTION:**

Dues are payable on the 1st of each month.

Dues are late on the 20th, a \$25.00 late fee will be assessed.

Late notices are sent out on the 21st.

Demand letters are sent out on the 30th 2nd month.

*\$50.00 out 2004*