

CHRISTIANA TOWNHOUSE ASSOCIATION RULES AND REGULATIONS

The Board of Directors has adopted the following rules and regulations in accordance with the provision set forth in the Declaration of Covenants, Conditions & Restrictions.

A. PETS

1. Owners may have pets at Christiana; however the pets must be under the owner's control (on a leash) at all times in accordance with the Town of Breckenridge pet ordinance. This control shall pertain not only to outside the individual unit on HOA property but any excessive noise created by the pet inside the unit needs to be controlled by the owner.
2. Any "fouling of the footways" must be removed by the pet's owners.
3. Owners of Record are allowed to have pets on the premise but rental guests/long term tenants are not. Owner's guests & family may have pets but only after receiving formal Board approval. All requests must be submitted in writing to the Board of Directors prior to any pet being allowed on premise.

B. PARKING

1. Parking spaces for each unit are limited to 2 vehicles per unit unless space allows otherwise. The Association's Manager has the right to request excessive vehicles be moved off sight if another unit does not have adequate space to park a vehicle.
2. Owners, guests and tenants are asked to move their vehicles after a snowfall of 3" or more to a clear spot to allow the removal of snow from the parking area.

C. COMMON AREAS

1. Any advertisements visible from the common areas (including real estate "For Sale" signs) are prohibited.
2. Any refuse should be disposed in the dumpster located at the east end of the parking lot.
3. Commercial use of the laundry rooms is prohibited.
4. Flammable materials are not allowed in, on, or around the owner's premises.
5. Items determined to be "unsightly" by the Managing Agent shall not be permitted to remain on or around the premises.
6. Any damage to your unit caused by outside factors, such as a roof leak or water from balconies, must be reported to the property manager immediately upon discovery and followed by written description of the damage. As damage caused by common property is the responsibility of the Association, prompt notice of such damage must be given to the property manager. If any damage is repaired by the owner prior to notification of the property manager, the Association will not assume any monetary responsibility.
7. **All Christiana Common Areas are designated "NO SMOKING". Common areas include parking lot, walkways and lawn areas. This designation includes unit balconies defined as Limited Common Areas.**

D. ASSOCIATION DUES AND ASSESSMENTS

1. Association dues are due on the first day of the month. Association dues received later than the 15th of the month are considered late and a late fee of \$20.00 plus 1% interest will be charged on the unpaid balance. **Units with unpaid amounts after three months will have the utilities shut-off automatically, without notification. After three months dues delinquency, a lien notice will be filed with Summit County, owner and mortgage holder, if any.**

E. GENERAL

1. Each homeowner shall be responsible for any and all damage(s) caused by their unit, families, friends, guests, agents, pets, etc., to other units and common areas regardless of whether such damage is occasioned by accident, negligence or malice. Each homeowner shall pay for such damages and restitution promptly.
2. Homeowners are required to protect all components of the common areas including the unit doors, walks and parking lot during maintenance, repairs, renovations and cleanings within their units. Any damage to the common elements or trash, unit repair debris, etc. left in common areas, will be repaired or cleaned by the Association and charged to the respective owner.
3. No realtor or other lockboxes which hang from the entry door knob are allowed. An Owner may attach a lock box on the door jamb on the hinge side of the door.
4. **Charcoal grills are not allowed on decks at Christiana in accordance with local fire regulations.**

Instituted June 2015
Revised June 2016