

TREASURY POINT TOWNHOMES ASSOCIATION
24 Hunter Hill Road
PO Box 894 Crested Butte, CO 81224

RULES AND REGULATIONS
(REVISED JULY 2018)

The following Rules and Regulations apply to all residents, whether they are OWNERS of the townhome units, GUESTS of owners or RENTERS of townhome units:

1. Common areas must remain clear of personal property.
2. Balconies must remain clear of all items except appropriate balcony furniture. All furniture should be of a type which will enhance the overall esthetic appeal of the property. Items prohibited include gas and charcoal grills, rugs, skis, bikes and indoor furniture. **No grilling on decks!**
3. No animals or pets of any kind may be in the units or on site unless the animal or pet is the property of a condominium owner who is in residence. Pets of guests are permitted at a unit provided the unit owner is also in residence at the time. The owner must clean up pet droppings, and any noise or nuisance created by the pet will be addressed on an individual basis. Please use the "pet droppings" disposal bags located near the dumpster.
4. No signs are to be affixed to any building. This includes real estate signage, for sale, and for rent signs. Realtor's signage is to be of the type that is supported by a stake and may be situated on the culvert on the northwest side of the property. (At least 30 feet north of the TP monument).
5. Loud noise after 9:30 p.m. and before 8 a.m. is expressly prohibited. Such noise includes, but is not limited to, music, outdoor conversation, indoor conversation, television sound, automobile horns, excessive hot tub noises and engine noises.
6. Posted hot tub hours and rules and regulations must be observed.
7. Summer hot tub season runs from June 15th through September 15th. Winter hot tub season begins December 15th and ends April 15th. Hours of operation are 10:30 a.m. to 9:30 p.m. The hot tub will be closed and locked during the off-season.
8. Glass containers are prohibited at the hot tub and surrounding deck area. Food and smoking are also prohibited. Any child 12 and under must be accompanied and supervised by an adult. The hot tub shall be closed during those periods of time when occupancy does not warrant it to be open.
9. Each unit at Treasury Point can accommodate up to three (3) vehicles. Two (2) may be parked in the garage, if space is available, and if needed, one (1) may be parked in the driveway directly in front of your unit's garage. **Garage maximum heights is 82"**. If you have more than three vehicles you will need to make arrangements for offsite storage of your excess vehicles. Also, all trailers must be parked in the parked in the garage. Under no circumstances should you park any vehicles either on the street (you will be ticketed by the local PD) or in areas not assigned to your town home. (Specifically prohibited for parking is the area adjacent to the trash dumpster as well as the catchment area in front of unit 1). The Property Manager has been authorized and instructed to have all illegally parked vehicles towed. Should you need to recover your vehicle please contact the Treasury Point Townhomes Property Manager. Owners, renters and guests agree to hold harmless the Treasury Point Townhome Association from

damage resulting from the removal of their vehicles or trailers, which have been parked in violation of these rules.

| 10. There is to be no climbing on any of the structure's walls.

| 11. The landscaped areas may not be used for any recreational purposes.

| 12. No owner may install any plumbing, wiring and air conditioning equipment or perform construction projects, which may impair the aesthetic, structural or design integrity of the property, except with the prior written approval of the Board of Directors.

Each Owner, Guest, Invitee, and Lessee shall comply with and abide by all Rules and Regulations set forth above and as the same may be amended or adopted by the Board of Directors from time to time. Non-compliance with the Rules and Regulations may result in a \$50 per day fine, after being given 3 days notice. The above Rules and Regulations shall in no way amend or alter the Articles of Incorporation, Condominium Declarations or Bylaws of the Association, but shall only be supplemental thereto.

TREASURY POINT TOWNHOMES ASSOCIATION

Parking Regulations

(Revised July 2017)

Most Treasury Point units can accommodate three vehicles depending on the size of the vehicles and unit configuration. Up to two (2) may be parked in the garage, if space is available, and if needed, one (1) may be parked in the driveway directly in front of your unit's garage.

IF YOUR PARTY HAS MORE VEHICLES THAN WILL FIT IN THE GARAGE AND ON THE APRON DIRECTLY IN FRONT OF THE GARAGE, YOU WILL NEED TO MAKE ARRANGEMENTS FOR OFFSITE PARKING OF YOUR EXCESS VEHICLES.

VEHICLES PARKED IN AREAS OTHER THAN THE APRON DIRECTLY IN FRONT OF YOUR UNIT'S GARAGE WILL BE SUBJECT TO TOWING AT VEHICLE OWNER'S EXPENSE.

Under no circumstances should you park any vehicles either on the street (you will be ticketed by the local PD) or in areas not assigned to your townhome including specifically the area adjacent to the trash dumpster, the north complex entry in front of Unit 15, and the catchment area in front of Unit 1.

The Treasury Point Property Manager has been authorized and instructed to have all vehicles not complying with these regulations towed.

To report a vehicle not in compliance with these regulations, contact the Treasury Point Property Manager at the numbers below. In the case of an emergency (including appointments, plane schedules, etc.) when an owner's egress is blocked, unit owners are authorized to have the blocking vehicle towed.

Should you need to recover your vehicle, please contact the Treasury Point Property Manager at the numbers below.

RENTERS MUST DISPLAY ON THE REARVIEW MIRROR AT ALL TIMES WHEN PARKING AT TREASURY POINT A PARKING TAG RECEIVED FROM THE RENTAL COMPANY.

DOOR CLEARANCE WILL NOT ALLOW VEHICLES OVER 82 INCHES HIGH (some vans, vehicles with pods, etc.) TO BE PARKED IN THE GARAGE.

Damage resulting from oversize vehicles will be charged to the unit occupants.

THE GARAGE DOOR MUST BE KEPT CLOSED AT ALL TIMES EXCEPT WHEN PARKING OR REMOVING A VEHICLE.

Temperature sensors are located in each garage to sense freezing conditions. Leaving the garage door open may cause the garage sensor to send an alarm. A service call is required to turn off/reset the sensor. Owners, owner guests, or renters will be charged for the cost of a service call in case of a false alarm.

Toad Property Management 970-349-2773 After hours emergency: 970-209-4995