

**RULES AND REGULATIONS FOR PARADISE CONDOMINIUMS
ASPEN, COTTONWOOD AND DOGWOOD BUILDINGS
MT. CRESTED BUTTE, COLORADO**

Following are the rules and regulations approved by the Board of Directors of the Paradise Condominium Owners Association which you are expected to observe during your stay at the Paradise Condominiums. Observance of these rules and regulations will make your visit with us more enjoyable as well as respecting the rights of other guests and owners.

- 1.** No pets are allowed for STR (short term rentals – 29 days or less) and LTR (long term rentals 30 days or more) must have the unit owner’s written permission. If you have permission of the owner to bring a pet, please fill out and sign the Tenant Pet Policies Agreement.

Also, both Crested Butte and Mt. Crested Butte have “Leash Laws” (city ordinances which require that all pets be kept on a leash). Please see attached tenant pet policies.

- 2.** No bicycles, motor bikes, etc, are to be kept, repaired or serviced in the units, halls or porches.
- 3.** No motor homes, buses or trailers are to be parked at any location on the property. Arrangements for parking such vehicles must be made in advance of your stay.
- 4.** Quiet time is between 10:00 P.M. and 8:00 A.M. each day. No loud noise or activity will be allowed during this time.
- 5.** Hot tub and sauna are available for use between the hours of 10:00 A.M. and 10:00 P.M. of each day. NO children under 12 are allowed in the hot tub/sauna area without direct adult supervision.
- 6.** All common areas are designated as NON-SMOKING areas. This includes all hallways, garages and hot/tub sauna rooms.
- 7.** No open flame cooking or heating devices on balconies, parking lots, or in garages, unless allowed by fire code.
- 8.** Parking spaces are very limited and it is important that all guests and owners observe the parking rules and regulations.
 - A.** All vehicles must have a parking tag which will be issued to you upon check in. A parking tag must be hung on the rear view mirror of each vehicle. Owners have been provided a permanent parking tag for each of their vehicles kept on the property.
 - B.** All vehicles of guests or owners of Aspen and Cottonwood buildings Must park in their assigned garages or in the lower lot which adjoins the Aspen building.
 - C.** Observe all signs for restricted and /or prohibited parking areas.
 - D.** Any vehicle parked on site without a “parking tag” hanging on the rear view mirror or parked in a restricted or prohibited area will be towed. If your vehicle is towed, you will be responsible for all towing charges. The phone number of the towing contractor is 349-7333.

Continued violations of the Condominium Rules and Regulation will result in the guest having to vacate the premises. In such a case, no refunds will be made of any prepaid rentals.

Paradise Condominium Tenant Policy and Application Form

A. Screening/Registration

NO TENANT(S), OR GUEST OF TENANT(S), OF 29 DAYS OR LESS ARE ALLOWED PETS IN THE UNIT.

TENANT(S) OF 30 DAYS OR MORE MUST HAVE OWNER'S WRITTEN PERMISSION TO HAVE PETS and Tenant must complete this Pet Application Form, including a current photograph of the pet before occupying the unit. Per the By-Laws a maximum of only two (2) pets per unit are allowed at any time. The Tenant Policy and Application Form will be reviewed by the Owner.

B. Restrictions

1. Pets shall not be kept, bred, or used for any commercial purpose. All cats, dogs, rabbits, and ferrets must be spayed or neutered by six months of age unless the procedure is deemed medically unsafe by a veterinarian.
2. Pets must be confined to the pet owner's unit and must not be allowed to roam free or be tethered. Pets must not be left unattended on patios or balconies. Pets in transit are to be carried, restrained by a leash, or placed in an animal carrier. If pet abuse is suspected, Animal Control may be contacted.
3. Persons who walk pets are responsible for immediately cleaning up after their animals and discarding securely bagged pet droppings in the following designated area only: Paradise Trash Dumpster. Cat litter may **not** be disposed of in toilets.
4. Pet caregivers are responsible for any damage caused by their pets. Any damage caused by cleaning chemicals or other such materials used in an attempt to remedy said damage is also the full responsibility of the pet owner.
5. No pet shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purposes of this paragraph are: a. Pets whose unruly behavior causes personal injury or property damage. b. Pets who make noise continuously and/or incessantly for a period of 10 minutes or intermittently for two (2) hours or more to the disturbance of any person at any time of day or night (check local animal nuisance laws) . c. Pets in common areas who are not under the complete physical control of a responsible human companion and on a hand-held leash of no more than six feet in length or in a pet carrier. d. Pets who relieve themselves on walls or floors of common areas. e. Pets who exhibit aggressive or other dangerous or potentially dangerous behavior. f. Pets who are conspicuously unclean or parasite infested.
6. Notwithstanding any other provision herein, disabled individuals may keep assistance animals in their units. Furthermore, nothing herein shall hinder full access to the apartments and the common areas by individuals with disabilities.
7. Tenants of 30 days or more, with written permission of Owner (see "A" above), are responsible for the pets of guests who visit their unit; such pets are subject to the same restrictions as Tenant pets.
8. Pet caregivers shall indemnify the association and hold it harmless against loss or liability of any kind arising from their pet(s).

C. Enforcement

Any resident observing an infraction of any of these rules shall discuss the infraction in a neighborly fashion with the pet caregiver, in an effort, to secure voluntary compliance. If the complaint is not resolved, it must be put in writing, signed, and presented to the (board of directors, and owner.). If the board is in agreement with such complaint, the pet caregiver will receive written notice of the violation. If upon the second violation the problem is still unresolved, arrangements will be made for a hearing. (At the board's discretion, immediate arrangements for a hearing may be made if the nature of the complaint involves personal injury or the imminent threat thereof.) The board of directors may require the permanent removal of any pet, if such pet is determined by the board to be a nuisance or a danger to the housing community and its residents. If so determined, the pet caregiver will have two (2) days to remove the pet from the premises. The board of directors also has the authority to assess and collect fines for violations of the house rules pertaining to pets and to assess and collect amounts necessary to repair or replace damaged areas or objects.

Deposit _____

Tenant Signature _____

Date _____