

RULES AND REGULATIONS  
FOR  
MAJESTIC PLAZA CONDOMINIUM ASSOCIATION

The following Rules and Regulations were adopted by the Board of Directors of Majestic Plaza Condominium Association, a Colorado nonprofit corporation, on July 22, 1996 in accordance with paragraph 20.1 of the Condominium Declaration for Majestic Plaza Condominiums, a condominium project:

1. ANIMALS. No animals or pets of any nature shall be kept or maintained at Majestic Plaza Condominiums except as follows:

1.1 A Unit Owner or lessee may keep and maintain not to exceed one dog so long as:

1.1.1 The dog is maintained inside the Unit except only when outside of the Unit and on a leash.

1.1.2 The dog is not a nuisance, obnoxious or troublesome.

1.1.3 At no time will any dog be tied up or kept unattended on a leash or restraint outside of any Unit.

1.1.4 The dog does not create a nuisance by barking.

1.2 The Unit Owner or lessee shall assume full responsibility and liability for any damage to persons or property caused by the dog.

1.3 The Unit Owner or lessee, as the owner of any dog shall be personally responsible and liable for the cleanup of any excrement left by such dog or cat within Majestic Plaza Condominiums.

1.4 The dog shall at all times be accompanied by its owner when outside the Unit and on a leash.

1.5 The above rights are subject to revocation and termination at any time by the Board of Directors.

2. NUISANCES. No obnoxious or offensive activity of any nature shall be maintained or allowed within Majestic Plaza Condominiums or common areas and each

unit owner or lessee shall use his unit in a manner that is not offensive to the other unit owners, lessees, guests and customers.

3. MOTOR VEHICLES. No motor vehicles shall remain parked upon the property of Majestic Plaza Condominiums except as follows:

3.1 All vehicles shall at all times be parked in a designated parking area and parking space where applicable. Except only for motor vehicles owned by persons residing at Majestic Plaza Condominiums, no vehicle shall be continuously parked for more than 24 hours without the permission of the Board of Directors.

3.2 During times of substantial snow fall and when snow removal is required, the parking of motor vehicles and particularly overnight parking shall be rotated as to allow adequate snow removal in a manner determined by the Board of Directors.

4. RECREATIONAL EQUIPMENT. No recreational equipment shall be parked or stored upon the grounds of Majestic Plaza Condominiums without permission of the Board of Directors.

5. BICYCLES. No bicycles shall be kept, stored or maintained upon the grounds of Majestic Plaza Condominiums when not in actual use except in bicycle racks or areas designated by the Board of Directors for bicycle storage. The riding of bicycles is restricted to the parking areas and streets and no bicycles may be ridden upon any sidewalk.

6. SKATEBOARDS AND ROLLER BLADES. The riding or use of skateboards or roller blades within the grounds of Majestic Plaza Condominiums is prohibited.

7. TRASH. No trash, recyclables, debris or refuse shall be deposited upon the common elements of Majestic Plaza Condominiums except only within trash containers in the designated areas. No fires, nor the burning of any trash, debris or materials shall be allowed within or upon the grounds of Majestic Plaza Condominiums. Unit Owners and lessees are responsible, at their cost, for the disposal of any non-household garbage, including but not limited to furniture, tires, appliances, building materials, and other large items. Unit Owners and lessees are further responsible, at their cost, for trash expense incurred by the Association for excessive trash pick up.

8. ENTRYWAYS. The entryways within the Majestic Plaza Condominiums shall at all times be kept free and clear of all obstructions, snow and ice by the Unit Owners or lessees. No Unit Owner, lessee, guest, employee or customer shall in any way obstruct free unlimited access to any of the units.

9. COMMON AREAS. The common areas shall be kept and maintained by the Association with the exception of the Limited Common Elements which shall be maintained by the adjacent Unit Owners or lessees. No individual shall place, keep or maintain any items of personal property thereon except as provided in these Rules and Regulations or with the prior written consent of the Board of Directors.

10. NOISES. Unit Owners, lessees, guests, business invitees and customers shall maintain as low noise levels as are reasonably possible at all times and in no event may maintain noise levels which are offensive to other occupants or customers within the Majestic Plaza Condominiums.

11. USE OF GENERAL COMMON ELEMENTS OR LIMITED COMMON ELEMENTS. Use of any of the general common elements or limited common elements will be made in such a manner as to respect the rights and privileges of other Unit Owners, lessees, employees, guests, business invitees and customers.

12. LIABILITY FOR DAMAGE. Any damage to the general common elements or limited common elements caused by a Unit Owner, lessee, employee of a Unit Owner or lessee, guest or customer of a Unit Owner or lessee shall be repaired at the expense of that Unit Owner or lessee. Any cleaning necessitated shall be at the expense of that Unit Owner or lessee.

13. CONDOMINIUM UNITS. Each Unit Owner or lessee shall maintain or cause to be maintained, in good condition and repair, his Unit and all of the fixtures therein, and shall promptly pay all charges for utilities and condominium fees. No Unit Owner or lessee may make structural, wiring or mechanical alterations effecting the common elements without the prior written approval of the Board of Directors. No Unit Owner or lessee may install or erect any antennas or satellite dishes on the exterior or roof of any Unit without prior written consent of the Board of Directors.

14. SIGNAGE. No signs or signage shall be allowed within Majestic Plaza Condominiums except as follows:

14.1 All signs shall conform to the Sign Ordinance of the Town of Crested Butte, Colorado and be approved by the Board of Directors.

14.2 No signage of any nature, and including "for rent" or "for sale" signs, shall be allowed in any residential unit.

14.3 Window signage for business or retail units shall be allowed subject to the condition that all such signage must be installed inside of the window and in a tasteful manner in keeping with the business conducted on the premises.

14.4 No signage or window coverings in vacant Units shall be allowed except only as approved by the Board of Directors.

15. DELIVERIES. All deliveries will be made to the rear door of a Unit, if any, and delivery vehicles will park in the designated parking areas or loading areas at the rear of any building.

16. WINDOW COVERINGS. No Unit Owner or lessee shall use as window coverings bed sheets, tapestries, blankets, or any other material except for blinds, curtains and drapes professionally made to be window coverings.

17. COMPLIANCE WITH RULES AND REGULATIONS. Each Unit Owner, lessee, employee, guest, business invitee and customer agrees to 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. 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. Any Unit Owner or lessee who violates any of these Rules and Regulations is subject to a fine of \$100.00 per occurrence, the impoundment of any personal property in violation of these Rules and Regulations, the towing and impoundment of motor vehicles which violates these Rules and Regulations at the owner's expense, or any combination thereof.

18. AMENDMENT. These Rules and Regulations may be altered, amended, revised or enlarged by the Board of Directors at any time. Written notice of any such change, amendment or revision shall be furnished to all Unit Owners and lessees following the adoption thereof.