

Sunspace Condominium Association, Inc  
C/O Box 2277  
Crested Butte, CO 81224  
405 503-6698

**1. PETS:**

- A. An owner may have 1 dog per unit. If the unit is rented there will be NO PETS allowed unless special permission is given in writing by the association.
- B. No dog shall be allowed in the solarium unless it is on a leash with its owner and walking to exit the building or enter the owner's unit. No dog shall be permitted to run free in or upon the general common elements or tied up in or upon the common elements.
- C. All dogs shall be licensed by the Town of Crested Butte.
- D. Dog owners shall immediately remove and properly dispose of any waste left by the dog.
- E. All dogs shall be registered with the homeowner's association at C/O Box 2277, Crested Butte, CO 81224. Contact Carla Flournoy to register your dog (405-503-6698).
- F. No dog shall be a nuisance. A nuisance shall include, without limitation, biting, excessive barking or growling, jumping, causing damage or destruction to the common elements or to real or personal property of another. A nuisance as it relates to real estate is generally defined as something that prevents someone with property rights from enjoying those property rights.
- G. Violations: Any violation of the foregoing rules and regulations will be fined as follows:
  - 1<sup>st</sup>: Written notice of violation and \$50 fine from remaining deposit.
  - 2<sup>nd</sup>: Written notice of violation and \$100 fine from remaining deposit.
  - 3<sup>rd</sup> and final violation: Written notice of violation and \$100 fine from remaining deposit with immediate removal of dog from premises.

**2. RECREATION EQUIPMENT:** No motorized recreational equipment or abandoned vehicles shall be parked, stored or maintained by any unit owner, tenant, guest or lessee within the condominium complex, including the parking areas, without written permission from the association.

**3. BICYCLES:** All bicycles must be stored or maintained within the condominium unit, placed safely on individual patio or parked in bicycle racks provided by the association. No more than 2 bicycles are to be stored on patios.

**4. NUISANCES:** No obnoxious or offensive activity shall be maintained or allowed within the condominium complex and each unit owner shall occupy/use his condominium unit in a manner that is not offensive to the other unit owners. No owner, guest, lessee or tenant shall make or permit any noises or electrical waves (e.g. CB radio) in the units, play any musical instruments, permit the operation of stereo equipment, radios, televisions, or loud speakers between the hours of 11:00 pm and the following 9:00 am if such use would disturb or annoy other occupants of the building.

**5. TRASH:** No trash, debris or refuse shall be deposited within the condominium complex. Trash may be deposited within the green trash dumpster on the Meadows lot. Recycle bins are stored in the stairwell and taken out on Thursdays, See Guidelines in the stairwell. No trash, debris or refuse may be stored or kept in common areas such as entrances, exits, balconies, stairways, etc. No fires no burning of any trash, debris or materials shall be allowed outside or inside of any unit within the condominium complex without written permission of the association.

6. **BUILDINGS AND GENERAL COMMON ELEMENTS:** The exterior of the building including the walls, roofs, windows, doors, entrances, exits, stairways and fences, together with the parking, walkways, solarium and common land areas form the general common elements of the condominium complex. No repairs, alterations, maintenance, improvements, affixing or mounting of devices, items or fixtures shall be made without property written permission of the association and as otherwise governed by the declarations and by-laws.

7. **LIMITED COMMON ELEMENTS:** Patios outside each unit It shall be the owner's and/or their tenant's responsibility to keep the enclosed area maintained and plants watered, unless other arrangements are made with the association in writing. Patios are the property of the association and the association has the discretion on what is kept on them. Patios are not to be used as storage areas. All plants must be kept off the walls and kept healthy with saucers for drainage.

8. **DRIVEWAYS, WALKWAYS AND ENTRYWAYS:** The driveways, walkways and entryways within the condominium complex and grounds shall, at all times, be kept free and clear of any obstructions. No unit owner, guests or lessee shall park their motor vehicles or in any other way obstruct the free and unlimited access by the owners, guests, or lessee of any other condominium unit.

9. **PARKING AREA:** Each unit shall have one parking space assigned on the asphalt parking lot. Up to two vehicles may be parked in each space,. **Unauthorized vehicles are subject to towing at owners expense.** Parking spaces cannot be used as storage areas for vehicles, trailers, or recreational devices. Parking spaces are assigned as follows:

Unit 4	Unit 3	Unit 6	Entryway ↑N	Unit 5	Unit 2	Unit 1
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10. **COMMON AREAS:** The common land area of the general common elements, including the solarium (including the walls surrounding the patios) shall be kept and maintained by the association. No individual shall place, keep or maintain any items of personal property thereon without the prior written consent of the association.

12. **LAUNDRY:** No laundry or articles of clothing shall be hung, stored or maintained on the property except within the completely enclosed interior of the condominium unit.

13. **EXTERIOR AERIALS:** No radio or television aerial shall be attached to or hung from the exterior of the building within the prior written approval of the association.

14. **SIGNS:** No signs regarding the sale or rent of a condominium unit may be placed on the property without prior approval of the association.

15. **ASSOCIATION FINING:** Written warnings will be given to the residents who are violating a rule and a copy of the violation and fine will be given to the residents who are violating a rule and a copy of the violation and fine will be mailed to the unit owner.

1<sup>st</sup> Offense: written warning and 48 hours to rectify the problem

2<sup>nd</sup> Offense: \$50 fine and 10 days to rectify the property before an additional \$100 fine is given

16. **HOT TUB:** Rules and regulations are posted next to the hot tub.

17. **CONTACTS:** For additional assistance and more information please contact Carla Flournoy at 405-503-6698