

RULES AND REGULATIONS FOR THE MOUNTAIN EDGE CONDOMINIUM
ASSOCIATION

Revised September 27, 2023

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

1. BALCONIES/DECKS/PATIOS

- Balconies must remain clear of all items except deck or patio furniture & electric grills.
- It is the OWNER's responsibility to remove the snow from their balcony.
- Refrain from hanging laundry, linens, or other items with similar visual impact from balconies.
- To protect those below, dust, dirt, debris, pet hair, and liquids should be collected (dustpan) and disposed of properly, not swept off balconies.

2. PETS

- OWNER's Unaccompanied GUESTS or Short-Term RENTERS are not allowed to have pets (this includes emotional support animals) in the condominium units or in the common element areas of the Association. Service Animals **as defined by the Americans with Disabilities Act** are not considered pets.
- OWNERS are allowed to occupy their unit with up to two domesticated cats or dogs. OWNER's long-term renters or immediate family (son, daughter, mother, father, brother, sister) living at the property full-time may have up to two domesticated cats or dogs with written permission from the OWNER provided to the Board of Managers.
- Per the Mt. Crested Butte Code all dogs must be on a leash or under voice command at all times while outside of the OWNER's unit and on the Mountain Edge property.
- Pet owners are responsible for cleaning up after their pets and will walk their dogs away from all entrances so that dogs do not relieve themselves on or close to entries and walkways, pick up throw out excretions immediately, and work to minimize the yellow snow in high visibility areas.
- If the above rules are not followed, the dog may be removed from the property at the OWNER's expense and/or the OWNER may be levied a per day fine starting on the day

the property management representative or Mountain Edge Board Member witnesses the dog owner's breach of the rules.

3. PERSONAL PROPERTY

- General common element areas must remain clear of personal property with the exception of authorized vehicles in the parking lot. This includes the parking lot, entrances, the common hallways, common area stairwells, landings, and the perimeter of the building.
- The Board of Managers has authorized Management to remove personal property in the above stated areas within 48 hours after giving written notice.

4. VEHICLES

- No more than two cars, trucks, or vans shall be kept, maintained or allowed on the property of Mountain Edge Condominiums for each residential condominium unit.
- No motor vehicles shall remain parked upon the property unless the same is in good working condition and used for actual transportation.
- Vehicles parked in "No Parking" zones and impeding snow removal operations shall be towed at vehicle owner's expense.
- It is the responsibility of the owners to remove their vehicles when the lot needs to be cleared of snow or repaired.

5. PARKING

- Designated Parking areas are the only areas in which parking is permitted. Parking in non-designated areas may subject offending vehicles to towing. The Board of Managers has authorized Management to remove vehicles which are illegally parked.

6. PERSONAL PROPERTY/VEHICLES

- No motorhome, skis, motorcycles, snowmobiles, etc., shall be stored by a unit OWNER or tenant upon the exterior property of Mountain Edge Condominiums.
- Bicycles may be stored in the rack at the front of the building.

7. COMMON AREAS- NOISE AND HOURS

- Unreasonable noise after 10:00 PM and before 8:00 AM that is disturbing to others is expressly prohibited. Such noise includes, but is not limited to pets, music, outdoor conversation, indoor conversation, television sound, automobile horns and engine noises.
- The exterior hot tub is open from 10:00 AM to 10:00 PM.

8. SMELLS

- Unreasonable ongoing noxious smells which penetrate the common areas or other units are prohibited.

9. COMMON AREA- USE

- Use of the general or limited common elements will be made in such a manner as to respect the rights and privileges of other unit owners.

10. FIRE SAFETY

- In the interest of fire safety and protection, no charcoal grills may be used on the decks. Electric grills are allowed for owner use only.
- All owners and guests are invited to use the gas grill located on the hot tub deck.

11. SIGNAGE

- No signs, advertisements, or notices shall be exhibited or fixed on any part of the outside or inside of the building by any owner.

12. IN HOME OCCUPATIONS

- No in-home occupations of any nature are allowed if they require people to visit the premises, use the parking facilities, or infringe upon the quiet enjoyment of the community by other residents.

13. RENOVATION, REPAIRS, CONSTRUCTION

- No owner may install any plumbing, permanent wiring, or air conditioning equipment, except with the prior written approval of the Board of Managers.

14. SMOKING

- Smoking or vaping of any substance is prohibited in Mountain Edge indoor common areas, on decks, balconies, patios, or in the hot tub area.

15. POSTING OF RULES FOR SHORT TERM RENTALS

- Short term rental units are to post a copy of the Rules and Regulations prominently within their unit.

16. BEHAVIOR

- Members and other residents shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other members, residents, guests, occupants, invitees, or directed at management, its agents, its employees, or vendors.

16. MANNER of ENFORCEMENT

- Members may contact the property manager or a board member who will then contact the property manager to report a rule violation. The property manager will then investigate and record their actions as a record for further actions as needed. To avoid an aggrieved relationship within the owner community, no owner should engage or intervene in the enforcement process.

17. ELECTRONIC LOCK GUIDELINES

- Owners may purchase and install an electronic lock of their choosing.
- The electronic lock must have a keyed override.
- The owner must install a mechanical key box capable of a four-digit combination into a stud on the wall next to the electronic lock and provide the property manager the key for the override.
- The property manager will program the mechanical key box to the buildings master code (same code for all such key boxes) and lock the key in the mechanical key box.
- The property manager will post the building's master code inside the fire departments Knox box at the front entry.

The above Rules and Regulations shall in no way amend or alter the Articles of Incorporation, Condominium Declarations, or By-Laws of the Association, but shall be supplemental thereto.

Each owner, guest, invitee, and lessee shall comply with and abide by all Rules and Regulations set forth above and as may be amended or adopted by the Board of Directors.

Non-compliance with the Rules and Regulations may result in a \$50 per day fine after notice of the infraction.

END OF DOCUMENT.