

15TH FAIRWAY HOMEOWNERS ASSOCIATION CONDENSED RULES AND REGULATIONS (01/02)

The following condensed rules and regulations are provided to each resident, whether owner or renter, of the 15th Fairway Complex. The condensed version is not intended to replace the "Bylaws" duly registered in the State of Colorado governing residency in the 15th Fairway Complex. Rather, they are designed for ease of reference and, in any case, the "Declaration of Covenants, Conditions and Restrictions of 15 Fairway Townhomes" shall prevail.

DUES: Dues are \$125 per month. Dues are due and payable on the first of each month. If dues are not received in the office of Z&R Property Management by 5:00 p.m. on the 30th of each month, a \$15 late fee will be assessed.

ARCHITECTURAL CONTROL: the Architectural Control Committee must approve any change to any part of the exterior of a building. Requests for changes should be in writing and sent to Z&R Property Management. Approval or disapproval can be expected with thirty (30) days.

FRONT PORCH: Front porches may not be used as storage areas.

BACK DECKS/PATIOS: BBQ pits, lawn furniture, bicycles and firewood (stacked to a maximum of four feet) are the only objects that can be maintained in this area. Repairs of any deck/patio area shall be the responsibility of the individual homeowner. However, the Association will periodically maintenance the decks and patios by painting or staining them.

CLOTHESLINES: No clotheslines or drying racks are allowed on any lot or patio.

WINDOWS AND DOORS: Repair and maintenance of all windows and doors are the responsibility of the individual owner. This includes garage doors.

WINDOW COVERINGS: Sheets, towels or blankets of any kind may not be used as window coverings.

AIR CONDITIONING: Absolutely no window air conditioners or window-mounted fans are allowed.

SIGNS: No signs or advertising devices of any nature shall be erected on any part of the project without prior written consent of the Board of Directors. EXCEPTION: For Rent/Sale signs may be placed inside one window of the unit.

SNOW REMOVAL AND LAWN MAINTENANCE: The Association employs Terranomics to maintain the lawns, sprinkler systems, shrubs, trees, ...

This company also is under contract to accomplish snow removal. Snow removal will be on all main drives, access roads and parking lots on first priority. On second priority, sidewalks, front porches and driveways that have no vehicles parked in them. Terranomics has been instructed to NOT ATTEMPT to clear snow from around vehicles parked in the street or around vehicles that extend over the sidewalks in driveways. The snow removal contract states, "The contractor will be obligated to clear only those areas open to safe operation of the equipment." In other words, the snow removal contract is designed (on a cost-effective basis) to permit residents entry and exit from the complex to city streets. Snow removal will be accomplished by the Contractor after the storm when two (2) or more inches of snow have accumulated.

LAWNS, PLANTS, FENCES: No planting, gardening of any type, construction of hedges or fences is allowed without written consent of the Architectural Control Committee. Planters with flowers and such may be placed on decks, front porches or in rock areas around units as long as they are not causing an obstruction for the landscape people. The use of any power driven vehicles by residents or their guests on any portion of the landscaped areas is strictly forbidden.

CHILDREN: Children should be supervised when in common areas. Toys should not be left in any portion of the common area when not in use. Tree climbing, fence climbing, etc., are prohibited due to safety concerns.

OFFENSIVE ACTIVITY: No noxious or offensive activity shall be carried on within or around any unit, nor shall anything be done or placed on any unit which is or may become a nuisance or cause embarrassment, disturbance or annoyance to other residents. QUIET HOURS are established as 11:00 p.m. to 6:00 a.m. daily.

PETS: Pets must be on a leash any time they are outside an owner or resident's unit. Owners/residents are responsible for damage caused to any common property or injury to any resident or guest. Owners/residents must clean up after their pets immediately. Pets may not be tied to the exterior of any building, bush or tree at any time. Pets are restricted to a maximum of 30 pounds (Cocker Spaniel size) with a maximum of two pets per unit. Owners/residents who violate the pet restrictions will be given one written notice. Failure to comply will result in a \$50.00 fine for the second offense. For additional offenses the fine will increase. To report violations and pet problems, write a letter to the Board of Directors, c/o Z&R Property Management, 4360 Montebello Dr. Suite 1000, Colorado Springs, Co. 80918. The letter must be factual with either names of offenders or address of offenders or both. This letter must also be signed in order for any action to be taken. Letters are confidential.

RV's, BOATS, TRAILERS, ETC: RV's, boats, trailers, mobile homes and commercial vehicles may not be parked in common parking areas of driveways, except as outlined:

You may use the clubhouse parking lot to park RV's for up to ten (10) days for your out-of-town visitors. No dumping facility exists, so the RV should be "self-contained."

Electricity is available, but you must provide suitable extension cords. Likewise, water is available for filling of fresh water holding tanks. **DO NOT** leave hose connected to "shore" hookup.

Ten (10) days is the **ABSOLUTE** maximum time the RV may be parked in the parking lot. A \$2.00 per day charge will be levied for use of water and electricity. Please contact Z&R at 594-0506 in regards to this.

For homeowners/tenants, you may park your RV in front of your home for a reasonable time to load/unload. Thereafter you may park your RV in the clubhouse parking lot (in preparation for trip departures) for up to two (2) days at no charge.

AUTO REPAIRS AND STORAGE: No auto repairs of any kind will be permitted within the complex area. No vehicle or trailer of any type that is unlicensed, inoperative or unused for any reason may be parked in any parking area. A vehicle parked and unused for five (5) consecutive days is considered unused and falls under this rule. Vehicles violating this rule will be given notice in the form of a warning sticker on the vehicle. Vehicles not moved will be towed at the owner's expense.

COMMON AREA PARKING: You are allocated (in priority of use) three (3) parking spaces per unit. The first is your garage, the second your driveway and the third is a **SINGLE** common area parking space. By directive from the City of Colorado Springs Fire Marshall, **PARKING ON THE STREETS OF THE COMPLEX OR NEAR THE MAIL BOXES IS PROHIBITED.** The Post Office notified us that delivery will be suspended unless the truck has unobstructed access to the mailboxes.

CLUBHOUSE: You may reserve the clubhouse for use. the calendar to sign up along with the rules for clubhouse use are posted inside the clubhouse on the wall adjacent to the ladies restroom. To reserve the clubhouse you need to call Z&R at 594-0506 and then leave a \$100 **CASH** deposit with the Clubhouse Committee Chair.

HOT TUB: Due to high operational costs and use of the facility, the hot tub is shut down indefinitely.

POOL: Pool hours are 9:00 a.m. to 10:00 p.m. daily during the season. Use of the pool is restricted to homeowners/tenants. Access is by the special key issued to each homeowner. Bonafide house guests of homeowners/tenants may use the pool. It is preferred that you accompany them during their use. The pool was not designed for diving. The Association has erected a sign to that effect. Please **No Diving** into the pool. Some of the units in the complex are in a close proximity to the pool. For this reason, plus the fact that not everyone enjoys the same music, portable stereos and sound emitters of any kind are restricted from the pool area. Exceptions to this rule are "walkman" type stereos with earphones for individual use.

Food and drink are permitted inside the pool area as long as **NO GLASS** is involved. Gates into the pool area are to remain closed at all times.

CHILDREN UNDER 14 YEARS OF AGE MUST BE ACCOMPANIED BY A RESPONSIBLE ADULT TO USE THE POOL OR OTHER AREAS OF THE CLUBHOUSE.

KEYS: Each homeowner was issued the special key for access to the pool and hot tub area. If you rent and do not have a key, please contact your homeowner. Replacement cost of lost keys is \$50.00.

LEASES: Any lease agreements between an owner and a tenant shall provide that the term of such lease shall be subject in all respects to the provisions of the Declarations and the Articles of Incorporation and Bylaws of the Association. Failure by the tenant to comply with the terms and provisions of such documents shall be a default under the lease. Further, all leases shall be in writing, and a copy thereof shall be provided to the Board of Directors, which may require the use of its approved lease form or the insertion of particular provisions. After notice and an opportunity for hearing, the Board may require an "Owner" to evict any tenant who has repeatedly violated any provision of this declaration, the Articles of Incorporation or the Bylaws. No short-term leases (less than month to month) shall be permitted.

DOCUMENTS: Each unit of the complex (whether homeowner or tenant) should have a copy of the Declarations of Covenants, Conditions and Restrictions of the 15th Fairway Townhomes for reference use. Owners should have been provided with copies at closing and are responsible for making copies available to their tenants. If you did not receive copies at your closing, contact your title company.

COMPLAINTS: Register your complaints, comments, etc., with Z&R Property Management. Those made by telephone (or verbal) **MUST** be followed up in writing and signed by the originator. Z&R may involve the Board of Directors at their discretion.

PLEASE KEEP THIS COPY OF THE CONDENSED RULES AND REGULATIONS FOR YOUR REFERENCE. IF YOU SELL YOUR HOME, PLEASE LEAVE THIS COPY FOR THE NEW OCCUPANT.

If you have any further questions about the rules and regulations, please contact:

Z&R Property Management
4360 Montebello Dr. Suite 1000
Colorado Springs, Co. 80918
594-0506