

RULES OF OCCUPANCY

Revision 3 dated June 17, 2006

Owners, their families, guests, and other occupants are expected to behave in a manner, at all times, that respect the right to peaceful enjoyment of the property by the other occupants of the Aspen Leaf Townhomes. Owners will be back-charged by the Association for damages or vandalism caused by occupants or guests of their dwelling to the common elements of the development.

Vehicles - are to be parked inside garages, in driveways, in assigned covered spaces. Vehicles are not to park or stand in fire lanes; this is a Colorado Springs Fire Code Regulation. Vehicles must be registered with current license plates and emission inspections, at all times. Vehicles improperly parked or without proper documentation are subject to towing at the vehicle owner's expense. There are no exceptions.

Guest Parking Spaces - are for guests only. Guests must park in designated guest parking spaces, unless a homeowner is willing to give up their parking space. There are no exceptions. Homeowners and persons residing in the complex CAN NOT park in guest parking. Owners are responsible for ensuring their guest/visitors park in the designated areas and follow all rules. The Association has an agreement in place with a local towing company, if you are parked in the wrong place your vehicle may be towed (all fees will be at the vehicles owners expense.

Motor homes, boats, and recreational trailers are not to be stored on the property.

Garage Doors - are to be closed at all times, except when a vehicle or person is passing through the door space. This is for your own protection and safety!

Pets - common household pets are allowed so long as they are under the control of the owners. Pets may NOT roam free and dogs may not be kenneled outside. Pet owners are responsible for the immediate clean up of any waste created by their pet. There is a 20-pound criteria regarding size of pet. Note: The community has a few homeowners who are grandfathered. **All homeowners are subject to the rules/regulations/ordinances set by El Paso County in conjunction with the Humane Society. If you have questions please contact HOA Board.**

Rubbish Removal - A dumpster is provided, pick up are twice a week. It is against the law for any person to dump, tires, paint, or any chemical in the dumpsters or trash. There are fines associated with this type of dumping. Keep all hazardous materials/items separate - you are responsible to dispose of these products by contacting the various organizations that can assist you. Tires, paint, chemicals, hazardous materials and excess trash must remain inside of your garage. **Please do not leave any trash outside the dumpster area. The dumpster is NOT for good will items, furniture or any other items.**

Children's Toys, Bicycles, Etc., - must be brought inside at dusk, each day. Building 2 residents cannot leave items in the back area, including on the lawn. i.e. picnic tables, outdoor furniture etc. This area is common community property.

Window Coverings - all window coverings showing on the outside of the dwelling shall be white or an off-white color.

Air Conditioners, Satellite Dishes: written approval must be submitted prior to installation. Free standing Air Conditioners must removed no later than October 1st. Once Satellite dishes are installed, dishes, brackets, cables and any other connectors CAN NOT be removed. Permanent Air Conditioner must also be approved in writing. Any damage done by an installer, owner or resident to the buildings/complex, is the financial responsibility of the homeowner.

Outside Buildings/Complex - homeowners or residents CANNOT nail or install any hardware on the outside of their units or the buildings. All damage to the outside of the unit/building will be at the owner's expense. No furniture or items can be left/stored or left outside any unit, including garage area. The outside area is common property.