

SUNRIDGE CONDO ASSOCIATION BASIC RULES & REGULATIONS

Parking Spaces: Residents shall park in their designated spaces and garages. Visitors are expected to park in visitor-designated parking places. No one will be allowed to park in the street or on the sidewalks.

Noise & Nuisances: Excessive, loud and obnoxious noise is not permitted. Loud and/or inconsiderate noise will not be tolerated after 10:00 p.m. The Broomfield noise ordinance will be strictly enforced.

Pets: All pets, when on the common areas, shall be on a leash. Their owner is responsible to pick up any solid waste that their pet deposits. Animals should not be tied or otherwise attached to outside of a unit, garage or common area and left unattended. No pets are allowed in the pool area. Pet owners should patrol the area around their buildings to pick up and dispose of pet feces. This is important for the health and well being of all residents, especially the children who play in the grassy areas.

Pool: The pool is for the expressed use of the residents. Each household is allowed three (3) visitors to the pool at any one time. The resident is responsible for the actions of his or her visitors, and is liable to pay for any damages caused by their visitors. All children under the age of 16 must be in the accompaniment of their parent (or another adult) at all times. Pool parties are not allowed. No glassware will be allowed in the pool area. No bikes, tricycles, skateboards, roller skates etc. are allowed within the pool enclosure. *(the exception would be wheelchairs or other devices needed for mobility by those with disabilities.)*

Rental Units: In cases where the owner leases their property, they must supply their tenant with a copy of any and all rules and regulations. Copies of the leases must be filed with the Association. Any violation of the rules and regulations or covenants by a tenant will be the responsibility of the owner, and the owner will be liable for any fines or other penalties.

Exterior Changes: Any exterior change to a unit (Ac, new fencing, new deck etc.) must have Board approval. Homeowners can call Highland Realty and get an architectural change form to be presented to (and approved by) the Board before the changes are made.

Maximum Fines & Penalties:

- 1st Offense: A written warning to the member in violation
- 2nd Offense: A \$25.00 fine
- 3rd Offense: A \$50.00 Fine
- 4th Offense: A \$100.00 Fine *(and in the case of pets, mandatory removal from the complex.)*