

**CRESTED MOUNTAIN NORTH CONDOMINIUM ASSOCIATION**  
**RULES AND REGULATIONS**  
Amended March 15, 2011

Following are the rules and regulations, approved and adopted by the Owners and Board of Directors of the Crested Mountain North Condominium Association, which owners and guests are expected to observe during occupancy at the Crested Mountain North Condominiums.

1. **Pets:** Condominium owners are allowed pets. However, owner's pets may not be tethered outside the unit in any way that would interfere or restrict accessibility to the building by others. Guests, short term, and long-term renters are not allowed pets under any circumstances. Owners must pick up after their pet when it goes outside. Many of the guests and children play on the side yards adjoining the project, and it is very unsanitary and unsightly when pet droppings are left on the ground or snow. Excessive barking will not be tolerated.
2. **Exterior Storage:** No bicycles, kayaks, or other recreational equipment etc, are to be stored, repaired or serviced in the units, in halls, unit decks, or on exterior common property.
3. **Noise:** Quiet time is between 10:00 P.M. and 8:00 A.M. each day. No loud noise or activity will be allowed during this time.
4. **Hot Tub / Spa Deck:** Hot tub and sauna are available for use between the hours of Noon and 9:00 P.M. of each day during the Winter and Summer seasons. No children under 14 are allowed in the hot tub/sauna area without direct adult supervision. Observance of all posted hot tub rules is mandatory. The Hot Tub is closed during the off seasons.
5. **Deck Grills:** Use of charcoal grills on association premises is prohibited. No Charcoal grills or wood burning stoves are permitted on any unit deck, porch. Charcoal grills may be stored in garage areas only for off premise use.
6. **Parking:** Parking spaces are very limited and it is important that all guests and owners observe the parking rules and regulations.
  - A. All vehicles must have a valid parking tag, which will be issued by your rental agent upon check in. A parking tag must be hung on the rear view mirror of each vehicle. Owners will be provided a permanent parking tag for each of their vehicles kept on the property.
  - B. Observe all signs for restricted and /or prohibited parking areas.
  - C. Any vehicle parked on site without a "parking tag" hanging on the rear view mirror or parked in a restricted or prohibited area will be towed. If your vehicle is towed, you will be responsible for all towing charges.
  - D. No motor homes, buses or trailers are to be parked at any location on the property. Alternate arrangements for parking such vehicles must be made in advance of your stay.
  - E. Vehicles, which remain unmoved in the parking lot for a period of 30 days or more in the summer and 7 days or more in the winter, must be registered with the association managing agent. A key for such vehicles must be provided to the managing agent under such circumstances to facilitate snow plowing.
  - F. Inoperable vehicles parked on the premises shall be considered abandoned and must be removed within 7 days notice. Unmoved vehicles will be towed at the owner's expense.
7. **Trash & Garbage:** All unit trash must be deposited in the on-site Crested Mountain North dumpster. Trash, boxes, and other discarded items are not to be left on individual unit decks, or in the common hallways, entrances, or other common areas. No construction material, appliances, furniture, or other large refuse is allowed in the dumpster. Such items must be disposed of separately, and at the cost of the unit owner. Every effort should be made to collapse cardboard boxes prior to their placement in the dumpster.
8. **Exterior Decks, Windows, Closets, Etc.:** Any alteration to a unit exterior (decks, windows, railings, etc.) must be approved in advance by the association Board of Directors. An outdoor deck decoration, appropriate to the season, shall be allowed for a maximum of 2 weeks, after which such decoration must be removed.
9. **Enforcement of Rules & Regulations:** The Board of Director's shall enforce these rules through the association's managing agent. Any non-compliance by a tenant or guest of owner shall be attributed to the owner. Any non-compliance shall be corrected upon the receipt of notice to an owner or unit managing agent. Any infraction not rectified within 24 hours shall be subject to a \$25/day fine, plus the costs associated with the management company's remedy.