

**EDELWEISS AT CRESTED BUTTE CONDOMINIUMS
ASSOCIATION
RULES AND REGULATIONS
Adopted 6/13/2020**

ISSUES OR QUESTIONS - If tenants or owners have questions please contact one of the following officers:

- Sean Zipprich-President: 917.846.6622; email: seanczl@gmail.com
- Stephanie Hamilton-Vice President: 970.349.0243; email: effiehamilton@gmail.com
- Cassandra Balent-Secretary/Treasurer: 406.209.0721; email: cassandra.balent@mail.com

PETS - Owners and renters are allowed to have non-nuisance pets. At the discretion of the board of directors, if the pet is determined to be a nuisance, a renter's lease can be terminated. It is the individual unit owners' responsibility to screen pets for suitability.

NUISANCES - No obnoxious or offensive activity shall be maintained or allowed within the Edelweiss Condominium Complex and each unit owner shall occupy and use his condominium unit in a manner that is not offensive to the other unit occupants. No owner, guest, lessee or tenant shall make or permit any noises or electrical wave in the units or play upon any musical instrument or permit to operate a radio, television, loud speaker, etc. between the hours of eleven o'clock pm (11:00 pm) and nine o'clock am (9:00 am) the following day, if the same shall disturb or annoy other occupants of the complex.

TRASH - No trash, debris or refuse may be stored or kept in common areas such as porches, entrances, exits, balconies, stairways, hallways, etc. No fires or burning of trash, debris of materials shall be allowed outside any of the units within the association complex.

BUILDINGS AND GENERAL COMMON ELEMENTS - No alterations shall be made to common areas by either tenants or owners.

DRIVEWAY, WALKWAYS AND ENTRYWAYS - The driveways, walkways and entryways within the complex and grounds shall at all times be kept free and clear of any obstruction. No unit owner, guest or lessee shall park their motor vehicles or in any way obstruct the free and unlimited access by the owners, guests or lessee or any other condominium unit.

COMMON AREAS - The common land area of the general common element **shall be kept and maintained by the association or its managing agent**. No individual shall place, keep or maintain any items of personal property thereon without the prior written consent of the association or managing agent.

PERSONAL PROPERTY - No personal property shall be stored, kept or maintained except within the enclosed interior of the condominium unit.

LAUNDRY - No laundry or articles of clothing shall be hung, stored or maintained except within the completely enclosed interior of the condominium unit.

EXTERIOR AERIALS - No radio or television aerial shall be attached to or hung from the exterior of the buildings without prior written approval of the association.

SHORT TERM RENTALS - Short term rentals are allowed at Edelweiss At Crested Butte Condominium Association. There will be one parking space for each short term rental until as follows: Units 1, 3, 5 shall park on the north side of the parking lot and Units 2, 4, & 6 will park on the south side of the parking lot. On-street/town right-of way parking is not allowed in the Town of Mt Crested Butte. All licenses and approvals must be registered with the Town of Mt Crested Butte.

PENALTIES AND FEES - The managing agent or board of directors will notify owners of any violation of the above Rules and Regulations. Owners will have one (1) week to rectify the situation. If the violation is not resolved, the owner will be fined \$100 per week thereafter until the violation is rectified. All unpaid fees will be added to the owner's account and will, if applicable, be collected in a lien against the property, if not paid within a timely manner.