

RULES AND REGULATIONS GOVERNING THE OPERATION OF
LE CHAMONIX ASSOCIATION, INC.

I. GENERAL

1. These rules and regulations shall serve as the implementing document for the Amended and Restated Condominium Declaration for Le Chamonix Apartments ("ARCD") approved by the owners in a special meeting held September 27, 2008 and recorded in the records of Pitkin County. They replace all prior versions. They are issued in accordance with Article 4.8 of the ARCD and are in addition to the obligations of owners enumerated in the ARCD. The definitions of terms used in this document are found in Article I of the ARCD. The ARCD shall supersede this document in the event of conflict between the two. The Board of the Association shall have the authority to make all decisions in behalf of the Association except for those actions specifically reserved to the owners in the ARCD. This document may be revised by the Board as circumstances dictate.

II. COMMON ELEMENT

1. Parking for each unit is limited to the parking area directly in front of the unit and is for the sole use of owners, guests, and tenants. Not to exceed 3 private vehicles of a conventional nature may be parked so as not to interfere with any other owner's parking area. Parked vehicles in front of Units 5, 6, 7, and 8 may not interfere with passage of a vehicle or snow plow between the vehicles and the berm. No trailers, boats, snow plows, trucks larger than $\frac{3}{4}$ ton, recreational or commercial vehicles may be parked in the parking area at any time. No construction materials or equipment may be stored in the parking area unless it is part of an approved construction project. Owners or owners' agents will be notified of violations. A vehicle that is parked in violation of the rules may be towed and unauthorized materials removed at the owner's expense.
2. The Board will schedule periodic meetings with each Owner individually to inspect the Common and Limited Common Elements of each Owner's unit, including the state of exterior walls, decks, patios and beds outside of front patios. In addition to the inspection, the purpose of the meeting will be to develop a plan for the maintenance and improvement of the exterior of each unit, with an agreement on the roles of the Owner and the Association in the process.

III. LIMITED COMMON ELEMENT

1. Front patios must be neat and orderly and kept free of debris, construction materials, trash containers, and other unsightly items that are visible from the parking area or the adjoining units. In the event of violation, the owner will first receive a verbal request to remedy the violation. If, after 5 days, the violation has not been corrected, the owner will receive a written request which specifically identifies the condition(s) to be remedied. The owner shall have 5 days to take corrective action after which the Association's management company will take the corrective action and the owner will be charged for the cost.

2. Rear decks must be neat and orderly and kept clear of debris and other unsightly items and must be maintained in good structural condition, and painted or stained when necessary.
3. Rear yards must be neat and orderly and kept clear of debris and other unsightly items.
4. All household garbage must be kept indoors until disposed of in the trash container in the shed.
5. Outdoor grills used in the rear of the unit must use propane or natural gas.
6. Holiday decorations may be displayed for the period beginning 2 weeks before the holiday and ending 2 weeks after the holiday.

IV. OWNER'S UNIT

1. At all times, owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud or otherwise objectionable noises which, in the opinion of a fellow owner are disturbing. The only exceptions are the normal noises which may be caused by an authorized construction project.
2. In the event of a lease or rental agreement to be entered into by an owner for the use of a unit, prior to the initial date of occupancy, the owner shall advise the Board by email to the President and Secretary of the beginning and ending dates of the agreement and contact information for all occupants. All agreements shall be for one week or more in duration and shall have a provision prohibiting sub-leasing. Occupancy under the agreement shall be limited to 2 persons per bedroom, i.e., if the unit has 3 bedrooms, the maximum permitted occupancy is 6 persons.
3. No more than two household pets are permitted in each unit unless approved by the Board in writing.
4. A key to the front door of each unit must be provided to the President to provide access in the event of emergency.

V. ALTERATIONS AND MODIFICATIONS

1. In order to do any construction either inside or outside of a unit or to do anything whatsoever that affects the exterior of the unit, an owner is required to submit plans to the Board which must be approved in writing before any work can begin. If any part of the structure is going to be affected by the construction, the plans must identify the architect and/or engineer certifying the design. The plans must be accompanied by a statement of the expected duration of the project, and the impact on the parking area.
2. If the questions arise as a result of the Board's review, they will be transmitted to the owner in writing within 21 days of receipt of the plans. Determinations by the Board that changes to the plan are required before approval is to be given will be provided in detail and in writing, with needed corrective actions specified. The Board will use all reasonable efforts to act promptly on requests.
3. After approval by the Board, the owner must either obtain a building permit or evidence that a permit is not required from Pitkin County before beginning construction. A copy of either the permit or the permission to proceed without a permit must be provided to the Board.

4. The work of the project must be undertaken by a licensed contractor and must not adversely impact other owners. In order avoid unreasonable disturbances, work hours are limited to 8 AM to 5 PM; construction is not permitted on Sundays and holidays. Any variations require specific permission from the President of the Association or his/her designee.
5. Construction debris must be removed from the parking area daily at the end of the day and from the patio in front of the unit at least weekly on Friday. A dumpster and/or a small construction trailer office may be parked in the unit's parking spaces during construction. The dumpster must be emptied regularly and covered to keep trash contained. Construction materials may be stored in an orderly manner on the patio of the unit only during the term of an approved project.
6. At the conclusion of the project, the owner must provide the Board with a copy of evidence that the final approvals required from Pitkin County have been given.
7. Projects that affect the exterior of a unit must be completed in a timely manner. Projects left unfinished will be subject to violation notice and may be completed by the Association at the owner's expense.

VI. ADMINISTRATIVE MATTERS

1. In order that the Association's records are complete and up-to-date, owners must provide the Secretary by email or first class mail the following information: For all owners of record, name(s); email and street address(es); telephone contact for both their permanent residence(s) and for their unit; and the name(s) and address(es) of any lender(s) holding liens on the unit (for purposes of registering the information with the Association's insurer). In the event that an Owner elects to use an Agent, the Owner must provide complete contact information for the Agent. This information must be updated whenever anything changes.
2. In the event that the Association incurs costs in remedying violations of these regulations and/or any aspect of the ARCD, then the owner will be responsible for reimbursing the Association for these costs, plus an administrative charge of 10% of the costs not to exceed \$100.
3. Cooperation with the Board in carrying out routine maintenance, e.g., chimney cleaning, annual fire alarm system inspection and repairs, emergency repairs to utility systems, both inside and outside the units is required.

NOTICE OF ADOPTION

Approved and Adopted by the Board of Directors, pursuant to Paragraph 3(b) of Article V of the Amended & Restated Bylaws of Le Chamonix Association, Inc., at their duly-called meeting on August 7, 2009.

LE CHAMONIX ASSOCIATION, INC.

By

Melvin B. Eagle, Secretary

