

TIMBER RIDGE CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

A. PARKING

1. Registration of Vehicles. Each owner and each lessee, renter, or guest of more than 30 days using the Timber Ridge off-street parking shall provide to the Managing Agent the license plate identification for all vehicles.
2. Long-Term Vehicle Storage. Storage of vehicles for over 30 days shall be on the back side (Durant Avenue) of the building. Persons storing these vehicles shall provide the Managing Agent with a set of keys for each vehicle, to facilitate snow removal and required building and grounds maintenance.
3. Abandoned and Junk Vehicles. Any vehicle parked on the premises shall display all required plates, tags, and inspection stickers with current validation. Lack of such shall be grounds for removal of the vehicle from the premises.
4. Parking Pass: Each Unit is allowed ONE parking pass for the Timber Ridge Parking Lot. This pass is provided by the HOA and must be placed on the driver's side dash. Failure to display pass could result in towing. Replacement passes available from management for a \$100 Fee. No photo copying of passes is allowed. Pass must be face up so that the Unit Number is readable. If a unit needs to park more than one vehicle, A-Zone parking passes are available from the City of Aspen.

B. MOTORCYCLES

1. Lessees, tenants, renters, or guests of units shall not be permitted to have off-road, two-cycle engine motorcycles on the premises.
2. Owners shall park and store off-road two-cycle engine motorcycles at the east end of Dean Street (upper parking area), or as directed by the Managing Agent, to facilitate snow removal.

C. BICYCLES

Bicycles shall be parked and stored only in the bicycle rack provided, in additional areas specifically designated by the Managing Agent, inside units, or on private balconies.

D. DOGS AND PETS

1. Lessees, tenants, renters, or guests of units shall not be permitted to house pets within a unit or to have pets on the premises.

2. Owners who have pets shall be responsible for the conduct of the pets so they do not encroach on the rights of other building occupants. Minimum standards include the following:
 - a. Pets shall not be tethered to any General Common Elements including but not limited to any south entry decks, walkways, stairs, railings, or landscaping.
 - b. Pet food or water bowls or other pet paraphernalia shall not be allowed on the General Common Elements.
 - c. Dogs shall not be allowed on the General Common Elements unless attended.
 - d. Any owner whose dog defecates on the premises shall immediately clean up and remove the feces.
 - e. Continuous barking, howling, whining, etc., which can be heard beyond the unit of origin will not be tolerated.
 - f. All owners who have a dog must annually register their pet with the association and pay a \$250.00 pet fee/animal to offset maintenance costs associated with these dogs. All owners who fail to register their dog(s) with the association will be fined \$500.00/animal, half of which will be considered their annual pet fee. Registration will include a copy of the state licensing pet tag. Any owner who rents to a tenant with a dog will be charged a \$500.00 fine upon notification of this violation. (Multiple days of the same rental term may be considered separate violations and subject to additional fines)

E. NOISE

Unit occupants shall be considerate of others, and excessive noise shall be avoided at all times. Noise emissions from all sources shall be minimized between the hours of 10 p.m., and 8 a.m. Specifically, live music and electronically reproduced sound from any source which can be heard beyond the unit from which it originates may be considered excessive.

Per the City of Aspen: Mechanical sound and amplified sound (live entertainment and in-house audio systems) are regulated to 55 decibels dB(A) between the hours of 7 a.m. and 10 p.m., and 50 dB(A) after 10 p.m. until 7 a.m. at residential properties.

F. STAIRS AND FRONT DECKS

1. Personal Belongings. In the interest of presenting a neat and clean building, personal belongings (bikes, furniture, rugs, clothing, and similar items, excepting door mats) shall not be stored or left anywhere on the premises except in individual units and on private balconies when not in use.

2. Firewood Storage. Firewood may not be stored on the second and third level front decks. Firewood may be stored on individual balconies. Ground level units may store firewood in a neat and orderly manner on the concrete entry deck against the stone wall at each end of the building.

G. TRASH DISPOSAL

Unit occupants shall be responsible for depositing all trash, and fireplace ashes in the appropriate receptacles provided at the east end of the building. Unit occupants are required to break down all cardboard boxes.

H. UNIT KEYS

Each unit owner shall provide the Managing Agent with a set of keys for the unit, to allow access for emergencies and required maintenance. If the unit has a keyless lock, the unit owner is responsible for keeping management updated with a code for entry or providing management/maintenance with their own code. There is a \$100 fee for after-hours service.

I. CONSTRUCTION

Construction or remodel work shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday. Construction or remodel work is prohibited on Sunday OR on other City of Aspen prohibited days: Memorial Day Weekend. Food & Wine Weekend (in the Central Resort Area) July 4th (Including the Holiday Weekend if it falls on Monday or Friday) Labor Day Weekend. No Construction work is allowed during the Winter or Summer seasons.

Any interior construction (emergency repairs excluded) that creates any noise is to be restricted to the "Off Season" This is defined as when Aspen Mountain lifts are scheduled to close (not extended date) until June 10th. From this date until after Labor Day and then until the Wednesday before Thanksgiving. An owner may request in writing to the Timber Ridge Board a special exemption to continue construction outside of these dates. This is up to the discretion of the Timber Ridge Board to grant. Fines for non-compliance to comply with current enforcement policy.

J. ENFORCEMENT

Enforcement shall be in compliance with the Governance Policies as amended from time to time.

K. GRILLS

NO Grills are allowed.