

TIMBER RIDGE CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

A. PARKING

1. **Parking Pass.** All vehicles parked on Timber Ridge property must have a valid parking pass displayed on the front dashboard in a manner that allows easy reading. Vehicles without a pass are subject to stickering and/or booting with removal at owner's expense.
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 Association Management with a set of keys for each vehicle, to facilitate snow removal and required building and grounds maintenance.

B. BICYCLES

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

C. 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. This includes Emotional Support Animals or ESAs. Long term renters (over 30 days) may apply for an exception to this rule.
2. Owners who have pets shall pay an annual fee and 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:
 - Pets must be leashed at all times when not inside the unit.
 - Pets shall not be tethered to any General Common Elements including but not limited to any south entry decks, walkways, stairs, railings, or landscaping.
 - Pet food or water bowls or other pet paraphernalia shall not be allowed on the General Common Elements.
 - Dogs shall not be allowed on the General Common Elements unless attended.
 - Any owner whose dog defecates on the premises shall immediately clean up and remove the feces.
 - Continuous barking, howling, whining, etc., which can be heard beyond the unit of origin will not be tolerated.
3. Nothing in this section is intended to restrict the rights of individuals with disabilities under applicable federal or state law; however, all animals must be disclosed to and coordinated with Association Management.

D. NOISE

Unit occupants shall be considerate of others, and excessive noise will not be permitted. Noise emissions from all sources shall be minimized between the hours of 10 pm and 7 a.m. Noise from any source that can be heard beyond the originating unit during these hours may be considered excessive.

E. STAIRS, DECKS and RAILINGS

1. Personal Belongings. In the interest of presenting a neat and clean building, personal belongings (grills, 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. *Only electric grills are permitted.*
2. Sports equipment. Skis, snowboards, bikes and other sports equipment are not permitted to be stored outside the units in the common space.
3. Hanging anything from the railings or ceilings is not permitted.
4. Penetration of the outside walls, ceilings and window and door frames for any reason is not permitted.

F. TRASH DISPOSAL

Unit occupants shall be responsible for depositing all trash, including compostable waste, in the appropriate receptacles provided at the east end of the building. Trash and compost must be placed only in the Association-provided dumpsters and containers, and all bear-resistant latches, bars, or locking mechanisms must be fully secured after each use.

G. FIREPLACES

Burning wood in any fireplace in Timber Ridge is FORBIDDEN. This includes paper and artificial logs like Duraflame.

H. UNIT KEYS

Most doors have an electronic door lock or keypad door lock. Doors that have an electronic keypad must be programmed with the Association Managers' code in addition to any user codes. Owners who have chosen to keep their older keyed lock on their entry door must ensure that a copy of the key is provided for the building's key lock box and to Association Management.

I. CONSTRUCTION AND REMODEL HOURS.

All construction, remodeling, repair, or maintenance work within Units must be approved in advance by Association Management and performed during permitted hours and in compliance with all Association rules. Owners are responsible for the conduct of their contractors and vendors.

Permitted Hours:

- Winter / Shoulder Season: Monday–Friday, 9:00 a.m. to 4:00 p.m.
- Summer Season: Monday–Friday, 8:30 a.m. to 5:00 p.m.

No construction or remodeling work is permitted on weekends or legal holidays. Work is also prohibited during the Aspen Food & Wine Classic weekend and during other periods designated by the Association due to peak occupancy, safety, or operational concerns.

Contractors must comply with all rules regarding noise, parking, debris removal, and protection of Common Elements. All required permits and inspections are the Owner's responsibility.

J. ENFORCEMENT

Violations may result in fines imposed on Owners, suspension of Association privileges where authorized, and other enforcement actions permitted under the Declaration, Governance Policies, and applicable law.

Contact Association Management to report Violations: Management@AspenPlaces.com