Galena Place Condominium Rules

Amended as of July 3, 2017

Purpose

To create a harmonious and attractive development and to promote and safeguard the health, comfort, safety, convenience, and welfare of unit owners, and occupants.

Definitions

The terms "Common Element", "Board of Directors", "occupant", "unit ", and "unit owner", when used in these Rules and Regulations, shall have the meanings designated in the *Declaration of Covenants, Conditions, Restrictions and Easements for Galena Place Condominiums* as the same may be amended from time to time.

Ownership & Occupancy

1. No unit shall be used for other than residential purposes, except that home occupations which conform to Summit County zoning regulations may be approved by the Board of Directors.
2. No unit shall be partitioned, subdivided or combined with another unit either by legal process or physical alteration without the prior approval of the Board of Directors.
3. No unit owner shall offer to sell any interest under a "timesharing" or other "interval ownership" plan without the prior approval of the Board of Directors.
4. All leases or rental agreements shall be subjugated to the rules and regulations as written and must be presented as part of the rental or lease agreement to the renter or lessee and a lessee or renter must comply with all Rules and Regulations.
5. A maximum of 3 persons shall occupy a unit.
6. Short term rentals (less than 3 months) are prohibited.

Health, Safety & Quiet Enjoyment

1. No loud or objectionable noise, obnoxious odor, or bright light shall be permitted to emanate from any unit which may be a nuisance to the unit owner(s) or occupant(s) of any other unit.
2. Smoking is prohibited in units.
3. Residents shall keep all balconies, patios and stairs adjacent to or for the sole use of their unit clear of snow, ice and debris. Upstairs units will be responsible for the snow removal on the stairs to their units as well as their patio area.
4. Windows and doors shall remain closed when outside temperatures are below 40F degrees.

5. Considering the orientation of the buildings to the parking area, car alarms that use the horn to indicate their status, as well as, the use of the horn to indicate that someone is ready are strongly discouraged.

6. No fireworks of any kind shall be carried, stored, displayed or exploded on or over the condominium project.

7. No fire hazard, unsightly object or nuisance shall be placed, erected, constructed or permitted within the condominium project, nor shall any unit owner or occupant endanger the health or safety of any person or interfere with the peaceful enjoyment of any other unit owner or occupant.

8. Trash Containers are provided for the disposal of normal household waste. Please make sure to break down all boxes and not to fill the container in such a way as to limit its full use.

9. Use of the trash containers for the disposal of bulky, hazardous or toxic materials, including, but not limited to, construction debris, paint, flammable liquids, furniture, appliances, carpet, carpet pad and tires is prohibited and could result in a fine.

10. There is a recycling center in Frisco, Summit Recycling Project. Their phone number is (970) 668-5703 that will take or will know what to do with non normal household waste.

11. Waste not suitable for trash containers disposal, accumulations of refuse and other unsightly objects or materials shall not be placed, kept or allowed to remain within the condominium project and shall be removed expeditiously at the owner's expense.

12. The Laundry Room will be closed from 9:00 pm. Until 9:00 am.

Exterior Appearance

1. Except for the items set forth in 2, below, no item of any kind, including, but not limited to, charcoal barbeque grills, skis, skateboards, rugs, furniture, trash, construction equipment, ladders, snow-blowers, lawnmowers and other lawn and garden equipment, shall be kept or stored on or under balconies, porches, decks or any other location visible from outside the unit.

2. Gas barbeque grills, bicycles, outdoor ("Patio") furniture, bird feeders and decorative items compatible with the design and style of the condominium may be placed and kept outside the unit without the prior approval of the Board of Directors. The association will not be responsible for the damage of any item left outside.

3. Charcoal and wood burning grills, fire pits, etc. are expressly prohibited. Propane gas only.

4. No clothing, swimsuits, towels, laundry or unsightly items shall be placed, hung or kept on balconies, porches, decks, railings or any other location visible from outside the unit.

5. Window coverings shall be maintained in good repair and present a color of white, off-white or

natural wood when closed and viewed from outside the unit. Sheets, blankets, bedspreads, towels and similar materials shall not be used for window coverings.

6. No exterior television or radio antenna or satellite dish shall be placed, erected, constructed or maintained within the condominium project without the prior approval of the Board of Directors.

7. No sign, billboard, poster board or advertising structure of any kind, including signs for the sale, rental or leasing of any unit, shall be placed, erected, displayed or maintained anywhere within the condominium project, including on the balconies, porches, decks, windows and exterior walls of individual Units except as specified below.

   Standard Size — "For Rent" or "For Sale" signs may be placed at the entrance to the building closest to the driveway entrance for a period of 90 days.

8. No enclosure, structure, outbuilding or facility of any kind, including, but not limited to, fences, barriers, animal pens, posts, poles, clotheslines, mailboxes, ditches, trenches, driveways, walkways, stairs, playhouses and sheds, shall be placed, erected, constructed or maintained by any unit owner or occupant within the condominium project without prior written approval from the board.

9. Within reason, no tree, shrub, bush, other vegetation or landscaping element shall be cut, trimmed, pruned, removed, relocated or otherwise disturbed, nor shall any surface contour be graded, re-graded, altered or otherwise disturbed, without the prior approval of the Board of Directors.

10. If any owner, tenant, guest, or other invitee causes damage to a building or to Common Elements in any way, including by moving or carrying articles therein, said owner shall be responsible for repairing the damage or replacement of the damaged property.

11. Unit owners will be held liable for and any cost for repair for any damage caused from water leakage that originates from their specific unit or that unit's plumbing that only serves that specific unit. This includes: water heaters, dish washers, toilets, bathroom and kitchen sinks, washer hook ups, as well as the drain associated with said unit. It is the responsibility of each unit owner to keep their plumbing in good working order. If a unit's plumbing leaks or gets clogged, causing a leak or blockage, the unit owner will be held liable for any damage to any other unit or association property.

Structural Alterations

1. No structural alteration to any Common Element or unit, including, but not limited to, the removal or relocation of any interior wall or the construction, reconstruction, replacement, removal or addition of any skylight, window, door, wall, deck, railing, air conditioning or heating unit, hot tub, awning or light fixture visible from outside the unit may be made without the prior approval of the Board of Directors.

2. Any unit owner desiring to make any alteration shall submit plans and specifications to the Board of Directors showing the nature, kind, shape, height, materials and location of the

proposed alteration(s) in sufficient detail so that the Board may make an informed decision. Any reasonable costs incurred by the Board in making such decision shall be assessed to the applicant.

3. Trades-people, workers or contractors hired to perform work within the condominium project, including individual units, shall be licensed and insured pursuant to Summit County building codes and other applicable regulations.

4. All work shall be performed in accordance with applicable Summit County building codes.

5. All construction debris shall be removed from the condominium project at the unit owner's expense and shall not be deposited in the condominium's dumpster(s).

6. Noise from construction is prohibited from 7:00 p.m. to 7:00 a.m. daily.

Animals
All animals must be kept in accordance with Frisco Town Code 79

1. Dogs are permitted for owners and tenants with long-term leases (leases that are 6 months or longer).

2. Animal owners are responsible for cleaning up all pet feces every time the animal defecates. Pet owners must clean up after their pet(s) and dispose of the feces in a sanitary manner.

3. Only one dog is allowed per unit. Tenants/Owners may not permit guest dogs to stay overnight (past 9PM).

4. All dogs over the age of three (3) months shall have a valid Summit County Pet Animal License after having been kept on the premises for any consecutive fourteen (14) day period.

5. All dogs when outside shall be on a leash. Dogs may not be tethered outside.

6. Pets shall not be allowed to endanger the health or safety of any person or animal, nor shall they be allowed to annoy any unit owner or occupant, or disturb the peace of any other person especially by habitual barking, howling, yelping or whining or by being obnoxious in any other way.

7. Damage to any landscaping, common element or unit caused by any pet shall be repaired at the pet owner's expense.

Vehicles & Parking

1. There shall be a maximum of 2 vehicles per unit (including motorcycles). All vehicles must have

current registration and be operable.

2. There are 4 parking space across on each side of the building, one for each unit. For more than one vehicle resident shall tandem park.

3. The Town of Frisco does not permit over-night parking on the public right of ways.

4. Boats, campers and trailers of any kind are prohibited.

5. Parking of motor homes, vehicles with tandem axles, trailers of all types, boats, snowmobiles, ATV's, or any similar vehicle deemed inappropriate by the Board of Directors is prohibited and can result in a fine and or immediate towing of the vehicle.

6. No commercial vehicles, oversized vehicles, or vehicles larger than 3/4 ton (including but not limited to dually trucks, step vans and flatbed trucks) shall be parked at Galena Place Condominiums.

7. Vehicles may have to be moved for the purposes of snow plowing and snow storage during the winter months as deemed necessary by the board of directors.

8. Snow Clause - Cars must be moved from the lots from 9:00 am until 2pm, with 3 or more inches of snow fall (by 7 am). Cars not moved will be subject to being towed at owner's expense.

9. Changing of oil and oil filter removal, and the changing of anti freeze, as well as, any mechanical work that can be expected to cause a leak of oil or anti freeze or other toxic material to be spilled, is not permitted on the driveway.

10. To protect the integrity of the parking lot, vehicles that are leaking fluid of any type can be restricted from parking in the parking lot and are subject to being towed. Any vehicle responsible for leaking fluids that subsequently causes damage to the parking lot can be held responsible for the necessary repair.

11. The following vehicles will be towed away immediately at the vehicle owner's expense or cause the unit to be fined:

    a. Vehicles that are inoperative or not properly licensed.
    b. Vehicles obstructing traffic, snow removal or trash collection.
    c. Vehicles leaking any type of fluid.
    d. Vehicles parked in landscaped areas.

12. Any member of the Board of Directors shall have the authority to redirect or restrict the parking of any vehicle to facilitate traffic flow, parking access, snow removal or trash collection and to protect the integrity of the property.

Enforcement & Penalties

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1. Unit owners shall be responsible to inform occupants, trades-people, contractors and workers of the contents of these Rules and Regulations especially the parking rules.

2. Situations not covered by these Rules and Regulations shall be resolved by the Board of Directors in its sole discretion.

3. PENALTIES AND FINES FOR ANY VIOLATION OF THESE RULES:
   1st notice $25.00 fine
   2nd notice $50.00 fine
   3rd notice $75.00 fine
   Each additional notice $100.00 fine.

4. Violations of these Rules and Regulations, as well as violations of the Declarations of Galena Place Condominiums "Declarations" and Bylaws of Galena Place Condominiums shall subject the unit owner to the following potential penalties at the discretion of the Board of Directors:

   a. First Violation: A warning notice to have a violation corrected within seven calendar days or a fine of up to $25 per day.

   b. Subsequent Violations: A warning notice or a fine of up to $100 per day for each additional violation or continuing violations which are not corrected within seven calendar days of notice so long as the violation continues unabated.

   c. A unit owner notified of a violation shall have 30 days from the postmark date of any notification to file a written protest and shall have the right to appear in person, with representatives of the Board of Directors to appeal the fine.

5. The decision of the Board of Directors shall be final. All fees, charges and penalties imposed by the Board of Directors and costs incurred by Galena Place Condominiums in enforcing these Rules and Regulations, the Declarations and Bylaws shall be considered assessments enforceable against units and unit owners.

6. The Board of Directors shall have the authority to take any additional remedial action it deems appropriate, including, but not limited to, the filing of a lien, or the filing of an action for injunctive relief or money judgment.

Delinquency

Any unit owner delinquent in the payment of monthly dues or special assessments shall be assessed the following fees and penalties:

1. After 30 days: Payment of a $25.00 late fee for each 30-day period.

2. After 180 days: Filing of a lien against the unit.

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These Rules and Regulations were duly adopted by the Board of Directors of the Galena Place Condominium HOA on July 3, 2017. They are subject to amendment by the Board of Directors or by a vote of the unit owners at any annual or special meeting.