

RULES AND REGULATIONS

FOR

RICHARDSON SQUARE CONDOMINIUMS ASSOCIATION, INC. a Colorado non-profit corporation

The following rules and regulations have been hereby approved and adopted by the Board of Directors, pursuant to the Richardson Square Condominium Declaration, Articles of Incorporation and the Bylaws. Each Condominium owner of record will fully comply, at all times, with these rules and regulations and it will be the Unit Owners' responsibility to require family members, guests and lessees to comply with all the rules and regulations as set forth herein. The Unit Owner will also be fully responsible for any damages done to the common-owned buildings, facilities, grounds, etc., which the Unit Owner, its family members, guests or lessees may do. In the event that violation(s) occurs, the Unit Owner will be given a letter from the Secretary-Treasurer of the Board of Directors stating therein said violation(s) and requesting compliance. If such violation(s) still continues, the Board of Directors will take whatever actions are necessary to force compliance.

1. Animals. No animals or pets of any nature shall be allowed, kept or maintained at Richardson Square Condominiums; provided, however that each Unit Owner may keep and maintain one (1) domesticated dog or cat so long as such Petitioner is not a nuisance or obnoxious or troublesome to any other Unit Owner, tenant or guest. The right to maintain one (1) domesticated dog or cat as herein set forth shall be subject to the following conditions and reservations:
 - 1.1. Dogs shall be limited in size to twenty (20) inches tall and weigh no more than forty (40) pounds.
 - 1.2. Dogs shall be confined inside the Unit; provided, however that if the dog is not inside the Unit, it must be on a leash no longer than eight (8) feet and will not be left unattended. Persistent or repetitive barking is considered a nuisance.
 - 1.3. When pets are taken outside of the Unit, the pet owner is required to keep the pet on a leash within the common area and to immediately clean up any feces made by the pet and properly dispose of it.
 - 1.4. The guest or invitees shall comply with rules and the Unit Owner shall be responsible for compliance.
 - 1.5. The Unit Owner shall assume full responsibility and liability for any damage to persons or property caused by his pet, or his guests' or invitees' pet.

- 1.6. Lessees of Unit Owner shall NOT be permitted to keep or maintain any pet in or outside the Condominium Unit.
- 1.7. A fine will be levied against any Unit Owner found to be in violation of items 1.1, 1.2, 1.3, 1.4, 1.5, and 1.6. First offense will result in a written warning. Second offense - \$25.00. Third offense - \$50.00. Repeated offenses will double in value of the fine for each offense.
- 1.8. The above right to maintain one (1) pet in the Condominium Unit is subject to revocation and termination at any time by the Board of Directors upon its sole determination that such pet is either vicious or annoying to other Unit Owners or otherwise a nuisance.
2. Recreational Equipment. No recreational equipment shall be parked, stored or maintained by any Unit Owner upon the exterior property of Richardson Square Condominiums. Recreational equipment is defined to mean boats, campers, trailers of any nature and description. No tents or other similar equipment will be permitted at any time.
3. Nuisances. No obnoxious or offensive activity or behavior of any nature shall be maintained or allowed within Richardson Square Condominiums and each Unit Owner, guest, invitee or lessee shall occupy and use his condominium unit in a manner that is not offensive to other Unit Owners, guests, invitees or lessees. A violation of this rule will result in action taken by the Board of Directors against the Unit Owner and/or tenants through the Police Department.
4. Motor Vehicles. No more than two (2) motor vehicles shall be kept, maintained or allowed on the property of Richardson Square Condominiums for each Condominium Unit, without the prior written permission of the Board of Directors. No motor vehicles shall remain parked upon the property of Richardson Square Condominiums unless the same is in good working condition and used for actual transportation, and in no event may vehicles of any nature be parked on the outside condominium parking area for more than two (2) weeks continuously without the permission of the Board of Directors or Manager. Parking of vehicles shall be done in an orderly fashion. Bicycles kept outside the individual Unit, shall be parked on the ground, against the lateral side of the patio of that Unit. Following any substantial snowfall, all owners of motor vehicles shall upon request remove the same from the parking area during snow removal operations.
5. Trash. No trash, debris or refuse shall be deposited within Richardson Square Condominiums except only within trash containers to be furnished at a central location by the Association. No fire, nor the burning of any trash, debris or materials shall be allowed outside of any Unit within Richardson Square Condominiums except by written permission of the Board of Directors, and in compliance with applicable regulations of Gunnison County, Colorado.
6. Walkways and Entry Ways. The walkways and entry ways within Richardson Square Condominiums shall at all times be kept clear of all obstructions, snow and ice. No Unit Owner, guest, invitee or lessee shall park his motor vehicle on, or in any way obstruct free

and unlimited access by the owners, guests, invitees or lessees of any other Condominium Unit.

7. Patio and Deck Areas, Common Land Areas. The common land areas of the Common Elements shall be kept and maintained by the Association. No individual shall place, keep or maintain any items of personal property thereon without the prior written consent of the Board of Directors. The patio and deck areas shall be used only for the purposes intended and shall not be used for cleaning rugs, household articles or other, or for hanging garments, clotheslines or other articles.
8. Noises. Unit Owners, guests, invitees and lessees shall maintain as low noise levels as are reasonably possible. Violations of this rule shall be subject to action taken by the Board of Directors against the Unit Owner and/or tenant through the Police Department.
9. Locks. The Manager shall keep a pass key to all Units for emergency use only. No Unit Owner shall alter his entrance door lock or install a new additional lock without informing the Manager with a pass key therefor.
10. Use of General or Limited Common Elements. Use of general or Limited Common Elements will be made in such manner as to respect the rights and privileges of other Unit Owners.
11. Liability for Damage. Any damage to the General Common Elements or common personal property caused by the Unit Owner, by the children of a Unit Owner or by guests, invitees or lessees of a Unit Owner shall be repaired at the expense of that Unit Owner.
12. Heat in Units. Unit Owners are required to set all heating thermostats in their Units to at least 45 degrees F at all times that freezing weather can occur. If any plumbing is frozen up under any building where the thermostats in either or both units are all not set to at least 45 degrees F, the Unit Owner(s) of such Unit(s) will be required to pay for all costs of thawing out and/or repair of the plumbing effected.
13. Home Occupations. No home occupations of any nature shall be allowed within Richardson Square Condominiums, and no signs, notices or advertisements shall be exhibited, inscribed, painted or fixed on any part of the outside or inside of the buildings by any Unit Owner.
14. Maintenance. Each Unit Owner and the occupants of a Condominium Unit shall maintain or cause to be maintained, in good repair, his Condominium Unit and all the fixtures therein, and shall promptly pay all charges for utilities separately metered to such Unit. No owner may install any plumbing, electrical wiring, windows or air conditioning equipment, except with prior written consent and approval of the Board of Directors.
15. Contracts. No purchases, service agreements, contracts, or other arrangements for the purchase, acquisition or lease of property or services of the use or benefit of Richardson Square Condominiums Association or the General Common Elements within Richardson Square Condominiums may be entered into except by action of the Board of Directors of the Association, or its appointed Manager.

16. Tenant Leases. Unit Owners have the right to lease their Units to those tenants who agree in writing to abide by the Rules and Regulations as set forth herein. Said agreement will be included in the original lease and/or sub-lease agreement. No one night rentals shall be permitted.
17. Commercial Signs. No commercial signs of any kind or size can be on display on the outside or the inside window of a Condominium Unit; this includes signs advertising any item or any item for sale.
18. Compliance of Rules and Regulations. Each Unit Owner, guest, invitee and lessee agrees to comply with and abide by all rules and regulations set forth above and as the same may be amended or adopted by the Board of Directors from time to time. The above Rules and Regulations shall in no way alter or amend the Articles of Incorporation, Condominium Declaration or Bylaws of the Association, but shall only be supplemental thereto.