

QUAIL  
RIDGE  
TOWNHOMES

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11131-11167

W. 17th AVE



**QUAILRIDGE TOWNHOME  
CONDOMINIUM ASSOCIATION**

**RULES & REGULATIONS**

Revised June 2016

**QUAILRIDGE TOWNHOME CONDOMINIUM ASSOCIATION  
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**I. Introduction**

Under Article V. Section 5.04 (s) of the Bylaws, the Board of Directors of the Condominium Association (hereafter 'Board of Directors') may pass rules and regulations governing the Condominium Property and the operation and use of the Common Elements. These Rules and Regulations have been adopted and implemented to protect your investment and to enhance the value of the Condominiums.

**II. General**

**A. Use of Units and Common Elements**

1. Primary Residence; Leasing. Owners desiring to lease their Units may do so only after residing in the Unit for a period of one (1) year and if they have applied for and received from the Association either a "Leasing Permit" or a "Hardship Leasing Permit." Such a permit, upon its issuance, will allow an owner to lease his or her Unit provided that such leasing is in strict accordance with the terms of the permit and Section 28.9 of the First Amendment of the Declaration of Covenants, Conditions, and Restrictions adopted and recorded January 13, 2016. Refer to Sections 28.9.3 and 28.9.4 for details on Leasing Permits and Hardship Leasing Permits.
2. Maximum Number of Unit Occupants. No more than one family unit shall be allowed to occupy any of the units contained within the Condominium Property.
3. Trash and Recycling. Trash must be placed in the trash dumpsters throughout the property. Trash must be enclosed in a tightly sealed bag. Boxes must be broken down and placed in a dumpster or preferably in the recycle dumpster. Furniture, appliances, electronics, televisions, and/or construction debris may not be placed in the Association's dumpsters. Electronics, televisions, and large items required a special disposal and/or pickup and the cost of disposal is the responsibility of the owner. Do not dispose of household trash in the recycle dumpster. Items that can be recycled include clean aluminum cans, metal, paper, cardboard, glass, and plastics. There is no need to separate recyclable materials.
4. Hazardous Activities or Materials. No owner shall install or operate any machinery or equipment except household appliances in the unit, nor shall any inflammables, fireworks or explosives be brought in or used on the Property. No owner shall permit or suffer anything to be done or kept in the unit which would increase the rate of fire or other insurance thereon or on the property as a whole.

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5. Restrictions on Animals and Pets.
- a. Enforcement of Local Ordinances. The Association gives its express approval to the animal warden and other authorized personnel of the City of Lakewood, Colorado to enforce municipal ordinances, rules and regulations related to animal control on the common elements of the property.
  - b. General Rules, Regulations and Policies. The maintenance, keeping, boarding and/or raising of animals, livestock, poultry or reptiles of any kind, regardless of number, shall be and is prohibited within any unit or upon the common elements, except that the keeping of small, orderly domestic pets (e.g., dogs, cats or caged birds) not to exceed two per unit, is permitted, subject to these rules and regulations; provided, however, that such pets are not kept or maintained for commercial purposes or breeding; and provided, further, that any such pet causing or creating a nuisance or unreasonable disturbance or noise maybe permanently removed from the property upon ten (10) days written notice from the Board of Directors.
  - c. Specific Rules, Regulations and Policies.
    - (i) Pets shall not be permitted upon the common elements unless accompanied by resident and unless carried or leashed.
    - (ii) Any unit owner who keeps or maintains any pet upon any portion of the Property shall be deemed to have indemnified and agreed to hold the Association and each unit owner free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet.
    - (iii) No pet or animal shall be leashed to a stationary object on the common elements.
    - (iv) No animal is permitted in or on any community facilities.
    - (v) Pet owners are responsible for any property damage, injury and disturbance their pet may cause or inflict.
    - (vi) Every female dog while in heat shall be kept confined in a building or secure enclosure by its owner in such a manner that she will not be in contact with another dog (except for intentional non-commercial breeding purposes) nor create a nuisance by attracting other animals.
    - (vii) No dog shall be permitted to bark, howl or make other loud noises for such a time as disturbs neighbors' rest or peaceful enjoyment of their unit or the common elements.
    - (viii) Owners are responsible for the immediate removal of waste of their animal from the common elements.
    - (ix) Owners who lease their property must obtain from their lessee a written agreement to abide by these rules, and submit a copy of such agreement to the Board of Directors.

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- d. Enforcement. Any owner, resident or managing personnel, observing an infraction of any of these rules, regulations or policies shall discuss the infraction in a neighborly fashion with the pet owner in an effort to secure voluntary compliance. If the complaint is not satisfied voluntarily, an owner or resident shall write to the Property Manager and the Board of Directors relating the incident or incidents and the efforts made to secure voluntary compliance.
6. Signs and Advertisements. No signs or advertising devices of any nature shall be erected or maintained on any part of the Property without the prior written consent of the Board. The Board shall permit the placing of at least one sign of reasonable size and dignified form to identify the Property and the Condominium Units therein. No "For Sale" or "For Rent" signs, posters or any other type advertising may be posted outside or inside the property except one sign may be posted on the inside of a unit window.
- a. Political Signs. Political Signs may be displayed per the following: No more than one sign per political office or ballot issue. Signs may be posted no earlier than 45 days prior to the election and may remain 7 days after the election. The signs may be no larger than 36 by 48 inches.
7. Use of Water. Water shall not be kept running for any unreasonable or unnecessary length of time in a unit.
8. Immoral, Improper, Offensive and Unlawful Acts. Owners, their families and guests shall not use the premises for any immoral, improper, offensive or unlawful acts, and each unit owner, at his/her own expense, shall comply with, perform and fully satisfy all city, state and federal laws, statues, ordinances, regulations, orders or requirements affecting the unit. Furthermore, if any such person is engaged in any unlawful act, or breach of any of the Condominium Association's governing laws, the presiding officer of the Association or the Property Manager of the Condominium Property (herein referred to as the Property Manager) is authorized to invite law enforcement officials to enforce any violation or breach of the foregoing.
- B. Actions of Owners, Owners' Family Members, Friends, Invitees or Servants
1. Unauthorized Repairs, Replacements, Modifications, or Additions. No owner shall in any manner interfere with, repair, replace, modify, or add to any portion of the heating, lighting, or plumbing apparatus or electrical circuitry in or about the Condominium Property nor in or about the building containing the same, nor in any way modify the exterior appearance of any unit or any building without the express written approval of the Architectural Control Board, if any, or the Board of Directors, except that emergency repairs of essential services to the owner's unit may be made by a qualified or, where required by law, a licensed craftsman when under the circumstances obtaining such advance approval would be impracticable.

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Furthermore, each unit owner shall perform all such repairs within his/her own unit which, if omitted, would affect any common elements, any portion of the property belonging to other owners, or the Property as a whole.

2. Procedure for Alteration of Structures. If any owner desires to alter the structure in any manner, he/she shall employ the following procedure:
  - a. A detailed plan of the alteration, together with specifications, shall be provided to the Architectural Committee. Any cost or savings to the Association should be noted.
  - b. The Architectural Committee shall meet and consider the proposal.
  - c. The Architectural Committee shall give its recommendation to the Board of Directors in writing.
  - d. The Board of Directors shall give written disposition of the request to the owner within a maximum of 45 days.
  - e. Upon receipt of written approval by the Board of Directors, the owner may implement the alteration.
  - f. The owner must maintain the alteration in consonance with the rest of the common elements. Failure to do so may require restoration of the alteration at the owner's expense. Such action would require 30 days' written notice from the Board of Directors of the Association prior to start of the restoration.
3. Markings. No owner will be allowed to put his/her name in any entry, passageway, vestibule, hall or stairway of the Property, except in the proper place on any mailbox provided for the use of the unit occupied by him/her.
4. Exterior Antennas. No radio, aerial, TV antenna or a like apparatus or connection shall be installed by the owner outside of the respective unit. **MUST CONFORM WITH COLORADO STATE STATUTE.**
5. Littering. Nothing (including cigarettes) shall be thrown or emptied by any owner, his/her family, friends, invitees, or servants out of the windows, doors, or anywhere in the Property, parking areas, or common elements, nor shall articles be hung from or placed permanently or temporarily outside the window or outside the unit, including porches, patios and balconies.
6. Damages. An owner shall be liable for repair or replacement costs for any damage to the common elements caused by an owner, his/her family, friends, invitees or servants.
7. Loitering. No one shall be allowed to loiter or play in parking areas, trash enclosures of the Condominium Property.

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8. Disturbing Noises. No owner shall make or permit any disturbing noises in any building or in his/her unit, by himself/herself, family, friends, invitees or servants: nor do or permit anything to be done by such Persons on Common Elements that will interfere with the rights, comfort or convenience of the other owners. No owner shall play or suffer the playing of any musical instrument in the unit if the same shall disturb or annoy the other owners.
9. Volume of Stereos or Other Musical Instruments. Volume of stereos and musical instruments shall be reduced after 10:00 pm and at all time be kept at a sound level to avoid disturbance to others.

C. Motor Vehicles and Bicycles

1. Vehicle Regulations. No recreational vehicles (\*see definition below), trucks over three-quarter ton, travel trailers, campers, or anything other than passenger cars or small trucks or vans shall be parked in the outdoor parking areas of the Property. No engine maintenance, or other mechanical repairs to vehicles other than normal washing and polishing shall be permitted anywhere on the premises. No damaged or unsightly vehicles shall be parked or stored anywhere on the condominium premises. All vehicles must have current registrations/license plates.

\*Recreational Vehicle (s) defined:

- Any truck over three-quarter of tonnage, pickups with overhead camper, temporarily or permanently installed, pop-top camper, removable or permanently attached, or permanent camping body (see Motorhome).
- Motorhome, any tonnage, with full recreational body pickup truck motorhome cab-over body temporarily or permanently attached.
- Van with recreation conversion equipped permanently for on-the-road or off-the-road living or camping.
- Travel trailers, any size or tonnage.
- Camping trailers, any size of tonnage.
- Motorcycle trailers, any size or tonnage.
- Boats and boat trailers.
- Dune buggies and carrying trailers.
- Three wheelers and carrying trailers.

(Trucks, panel trucks, and vans are not defined under the recreational vehicle definition.

2. Parking of Motor Vehicles.
  - a. Each Owner and all occupants of a Unit may park no more than a total of two motor vehicles within the Quailridge Property at any time, which includes vehicles in garage spaces.



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- b. Units with 2-Car attached garage – must park vehicles in or directly in front of garage.
  - c. Units with detached garage – must park one vehicle in garage and the other in the space designated to such owner’s condominium unit.
  - d. Units with no garage – must park one vehicle in the space designated to such owner’s condominium and rotate the use of one visitor parking space in the common area.
  - e. Visitor parking is available on a first come basis.
  - f. ONLY VISITORS may park in the spaces marked VISITORS ONLY (located by the clubhouse).
  - g. The Condominium Association assumes no responsibility for damage to or theft of any motor vehicle or its contents while parked on the Condominium Property.
  - h. Non-authorized vehicles parked in a numbered homeowners parking space will be towed (by a towing contractor) without warning. The individual homeowner is authorized to call the authorized towing company to tow vehicles parked in the homeowners designated parking space or parked blocking their garage door.
3. Speed Limit. Owners, their families, guests and residents shall abide by the posted speed limit (which shall be 10 m.p.h.) as well as such other traffic and parking regulation as may be posted in the parking areas and on the roadways of the Property.
4. Horns. Horns are to be used only when necessary for the safe operation of vehicles.
5. Bicycles. Bicycles shall be stored and parked in areas specifically designed and set aside for that purpose. As an alternative, owners may keep bicycles within their garage or condominium unit but not on porches, patios or balconies. Children riding their bicycles are not allowed to play/ride in the parking lot.

### III Administrative

1. Entry for Emergency

The Property Manager or other authorized persons are authorized to enter into a unit for any emergency which might damage any unit or any building at any time. Owners will be contacted as soon as possible should emergency entry be required.

Timely Payment

Unit assessments and monthly maintenance fees and any other charges shall be paid on time. Any party violating this provision shall pay all costs and expenses of collection, which may include reasonable attorney fees.

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2. Enforcement

The Condominium Association shall have the right to impose reasonable fines or other charges for violations of the rules and regulations or of any of the governing documents which fine or charge may be secured by a lien. Further, the Association shall have the right to seek injunctive relief to enforce these rules or other covenants and restriction of the governing documents, in addition to the right to bring suit for damages. In all such cases, the owner shall be responsible for all costs of such lien, injunction of suit for damages, including the Association's reasonable attorney fees. Non-enforcement of any rule or regulations, covenant or other restriction shall not be construed as a waiver.

3. Reporting Violations

If you see or hear a violation, please send a written notice to the Property Manager via email or through the mail. It is important to provide a description of the violation, the date and time, and the address and unit number in order to ensure that the violation letter is sent to the correct address. The first letter regarding the violation is a courtesy warning, the second, third and subsequent letters generate fines and for that reason, dates, and time allow the Association to properly inform the unit owner. Owners are responsible for the actions of their tenants.

4. Interpretations

Should any rule or regulation be susceptible to two interpretations, one of which would render the rule or regulation valid under the law and the other which would render it void, the interpretation rendering the rule or regulation valid shall apply as the interpretation intended between the owner and the Condominium Association. Should any rule or regulation be held void as a matter of law by any court or administrative agency of competent jurisdiction, only that rule or regulation shall be rendered void, and all other rules and regulations shall remain valid and enforceable.

5. Right to Amend

The Board of Directors reserves the right to amend, repeal, or add to these rules and regulations from time to time as may be deemed necessary for the safe and efficient maintenance of the Condominium Property and for the comfort and convenience of the occupants thereof.

6. Hierarchy of Governing Laws, Rules and Regulations

The bodies of the Condominium Association's governing laws, in descending order of supremacy, are: (1) the "Declaration of Covenants, Conditions, and Restrictions", (2) the "Articles of Incorporation", (3) the "Bylaws", and (4) the "Rules and Regulations". If two bodies of the governing laws are in conflict, the conflict will be resolved by applying the law which is the more supreme of the two bodies.

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**IV Recreational**

**1. Swimming Pool and Tennis Court Rules.**

From time to time, the Board of Directors may promulgate and post and distribute rules pertaining to use of the swimming pool and tennis courts. Owners, residents, and their guest shall be required to adhere to these rules.

**A. Pool Rules:**

Hours 7:00 am to 10:00 pm Sunday – Thursdays

7:00 am to 12:00 pm Fridays and Saturdays

1. No pets in enclosed swimming pool and hot tub area.
2. No glass containers – metal or plastic only.
3. No children under the age of twelve (12) years in swimming pool and hot tub areas without a parent or guardian.
4. No cut-offs in pool or hot tub.
5. No bikes, skates, or skateboards in enclosed swimming pool area.
6. Parents must accompany all children under the age of twelve in the hot tub. The hot tub is not to be used as a wading pool.
7. Children in diapers are not permitted in the swimming pool or hot tub.
8. Pool and hot tub users must be considerate of the homeowners who live near the swimming pool area by keeping the noise level low. Radios and tape decks must be used with earphones only.
9. Homeowners are permitted a maximum of four guests in the swimming pool or hot tub area. Guests must be accompanied by a homeowner. Note – more than four guests require a party use agreement and a damage deposit in advance. Make all party arrangements with the swimming pool chairperson or their designee.
10. Pool and pool area are for the exclusive use of homeowners, residents, and their guests and, homeowners shall be responsible for the conduct of their guests.
11. No furniture other than that provided for the pool area shall be permitted therein, and no furniture provided for the pool areas shall be removed therefrom.
12. No running or roughhousing in the pool area.
13. Gate to swimming pool area must be kept locked.
14. Trash must be placed in trash receptacles.
15. For swimming pool parties see Appendix A at the end of Rules and Regulations section.

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B. Tennis Courts:

Hours 7:00 am to 10:00 pm Sunday – Thursdays

7:00 am to 12:00 pm Fridays and Saturdays

1. No pets in the enclosed tennis court area.
2. No glass containers – metal or plastic only.
3. Tennis shoes only on the tennis court. Substitutes for tennis shoes damage the surface of the tennis court.
4. No bicycles, roller skates, or skateboards on the tennis court. These damage the surface.
5. Playing time is limited to one hour unless no residents or homeowners are waiting to play.
6. After playing for one hour if any other homeowner is waiting to play, you must relinquish the tennis court to the waiting homeowner.
7. Guests must be accompanied by a homeowner. Homeowners are permitted a maximum of three guests on the tennis court to give maximum opportunity for play for all homeowners.
8. Gates to tennis court must be kept locked.
9. No radios or unreasonably loud noise is permitted.