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SOLSTICE TOWNHOME OWNERS ASSOCIATION RULES AND REGULATIONS

Effective 4/29/2021

Pursuant to the Declaration for Solstice Townhome Owners Association (“Association”), the Board of Directors (Board) has adopted the following Rules and Regulations to govern the use and enjoyment of the Solstice Townhomes. The Association also refers to all Units plus the Common Elements and Limited Common Elements. The Board desires to ensure the highest possible standards of living experience within the Association. In order to accomplish this, the Board requests the cooperation of all persons residing in or visiting the Solstice Townhomes in the observance of the following:

1. Any common sidewalks, walkways, driveways, entrances, and passageways shall not be obstructed by any Unit Owner for any other purpose than ingress to and egress from the Units.
2. Except as to the area termed Limited Common Elements, no article shall be placed on or in any of the Common Elements except for those articles of personal property which are the common property of all Unit Owners.
3. Unit Owners, members of their families, their guests, residents, tenants or lessees shall not use sidewalks, driveway and entrances as a play area.
4. No vehicle belonging to or under the control of a Unit Owner or member of the family or a guest, tenant, lessee, their guests or families, employee, tradesperson or worker of any type of a Unit Owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from a building or another Unit. Vehicles shall be parked within designated parking areas with one vehicle per designated parking space. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed. Additional parking restrictions are contained within the Declaration.
5. No work of any kind shall be done upon the exterior building, exterior areas or upon the Common Elements or Limited Common Elements by any Unit Owner. Please refer to the Declaration and the current Construction Rules and Regulations.
6. No construction will be permitted the Wednesday before Thanksgiving through the Sunday after Thanksgiving and December 20 through January 7. Construction will be limited Monday through Friday between the hours of 8 am and 5 pm. No construction materials will be stored in the Common Elements without prior Board approval. Additional rules are contained in the Construction Rules and Regulations.
7. Containers for trash must be kept in Units or a Unit garages. Containers may only be placed outside on the day designated by the Association for trash removal. All containers must be taken inside by 7 pm on the day designated for trash removal. In no event shall a trash container remain outside overnight. Any large trash items such as furniture or other large items must be disposed of by Owner’s arrangement with a trash service directly and shall not be left outside.
8. The balconies, terraces, decks or patios shall be used only for the purposes intended and shall not be used for hanging garments or other articles or for cleaning rugs, household articles or other items. No rugs or other material shall be dusted from windows, balconies, decks or patios by beating or shaking.

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9. The following are allowed to be stored on decks and patios, designated as Limited Common Elements, provided they are stored in a neat and orderly manner:
 - a. Patio furniture in good condition and in an amount appropriate to the space.
 - b. One (1) gas cooking grill, in good working order, and not a fire hazard in accordance with the Declaration.

In all cases, the Board of Directors will be the final judge as to the condition of the common areas, in order to ensure a pleasing appearance to the Project. No one shall obstruct damage or commit waste to any of the Common Elements.

10. Pets are limited as identified in the Declaration.
11. The Association assumes no liability for nor shall be liable for any loss or damage to articles left or stored in any common or other storage area.
12. Any damage to the Common Elements or common personal property caused by the Owner, his family, guests, tenants or lessees, their family and guests, shall be repaired at the expense of that Unit Owner.
13. With the consent of an Owner, the Managing Agent, or if there is no Managing Agent, then the Board of Directors, may retain a pass key to each Unit. In the event that the Owner does not so permit retention of a pass key, the Managing Agent, or if there is none, the Board of Directors, its employees and/or agents may make a forcible entry into such Unit when the Managing Agent or Board of Directors believe that an emergency requiring such entry exists. So long as entry is made upon a bona fide belief of emergency, the Owner shall have no recourse for any such forcible entry against Managing Agent or the Board of Directors or the person or persons who actually affect such forcible entry.
14. Nothing shall be done within the complex that would be in violation of any statute, rule, ordinance, regulation, permit, covenant or other validly imposed requirement of any governmental body, including the zoning, subdivision or building restriction.
15. The following are allowed to be stored on decks and patios, designated as Limited Common Elements, provided they are stored in a neat and orderly manner:
 - a. Patio furniture in good condition and in an amount appropriate to the space.
 - b. One (1) gas cooking grill, in good working order, and not a fire hazard.

In all cases, the Board of Directors will be the final judge as to the condition of the common areas, in order to ensure a pleasing appearance to the Project. No one shall obstruct damage or commit waste to any of the Common Elements.

16. Any personal property left in the Common Elements or Limited Common Elements may be presumed abandoned and will be disposed of by the Association at no liability to the Association. The Association shall not be responsible for any loss, due to theft, damage or otherwise, to any personal property stored or otherwise left on any common element, whether allowed or prohibited by the Rules and Regulations.



17. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb owners, tenants or occupants or other Units.
18. No noxious or offensive activity shall be carried on upon any part of the project nor shall anything be done or placed on or in part of the project which is or may become a nuisance or cause embarrassment, disturbance or annoyance to others. No sound shall be emitted on any part of the Project which is unreasonably loud or annoying. No odor shall be emitted on any part of the Project which is noxious or offensive to others. No light shall be emitted from any part of the Project which is unreasonably bright or causes unreasonable glare.
19. No unsightliness shall be permitted on or in any part of the Project. Without limiting the generality of the foregoing, nothing shall be kept or stored on or in any of the Common Elements, nothing shall be hung or placed on any of the Common Elements, and nothing shall be placed on or in windows or doors of units which would or might create an unsightly appearance.
20. Residency restrictions are contained in the Declaration.
21. Signage restrictions are contained in the Declaration.
22. The Board of Directors reserves the power to establish, make and enforce compliance with such additional rules and regulations as may be necessary for the operation, use and occupancy of the Solstice Townhomes with the right to amend the same from time to time.