

GOLD RUN CONDOMINIUM ASSOCIATION
C/O FPM 2400 – 28TH STREET
BOULDER, CO 80301

October 29, 2009

RE: Updated Gold Run Rules and Regulations

Gold Run Homeowners and Tenants:

Attached are the updated Gold Run Rules and Regulations which are effective as of October 28, 2009.

There have been many updates and changes to bring the Rules and Regulations in compliance with recent Colorado legislation and address concerns around the property. After reviewing the rules, please take a moment to fill out the attached Acknowledgment Form and return it to the Gold Run Health Club desk or via mail to the address on the form.

The significant changes to the Rules and Regulations are as follows:

Section A: The Covenant Enforcement Generally section has been added to describe the process for enforcement process. There are new rules regarding a hearing process related to violations.

Section B.10 & B.11: The rules related to permissible electric BBQs and prohibited BBQs and other items have been updated for clarity. Hooka pipes have been added to the list of prohibited items. The fines remain \$1,000 (after notice and an opportunity for hearing) for the first violation. **Due to the recent fires and the high insurance costs, the Association will continue aggressive enforcement of these rules.** Landlords must be certain that tenants are aware of the rules regarding prohibited BBQs and items.

Please note that all electric BBQs must be registered with the Association by bringing the BBQ to the Health Club for inspection and tagging. Registration helps to minimize the confusion with enforcement since many electric BBQs look similar to prohibited propane or charcoal BBQs. This is not a new requirement and was introduced in previous versions of the rules.

Section C: The Nuisance section of the rules has been added to prohibit recurring problems on the property. Additionally, smoking is no longer allowed anywhere on the Association's Common Elements. The smoking prohibition is slightly more expansive than required by the Colorado Clean Indoor Air Act. The Association is required to enforce the smoking regulations, and NO SMOKING signs will be posted at building entrances.

Unless prohibited by lease or other agreement, smoking is still allowed on decks and patios, and in units. All smoking related materials must be disposed of in a safe manner. Improper disposal of smoking related materials will not be tolerated.

Section D: The Vehicles and Parking section has been updated to require residents to utilize their assigned parking space before using a Visitor parking space. Additionally, visitor parking is limited to 48 hours before vehicles may be tagged, and towed after another 48 hours when the vehicle has not been moved.

The rules no longer require removal of roof top carriers on vehicles parked in underground garages. Yellow protection bars have been added to underground garage entrances to provide some additional protection to garage doors. Vehicle owners remain responsible for all damage done by their vehicle to Gold Run property.

Section D.9 & B.4: The rules related to bicycle parking were clarified to remove a conflict between these two sections related to bicycle storage in the front of an assigned parking space. Per Section D.9, bicycles may be stored in the front of assigned parking spaces.

Sincerely,

THE GOLD RUN BOARD OF DIRECTORS

ACKNOWLEDGEMENT RECEIPT OF RULES AND REGULATIONS FOR GOLD RUN CONDOMINIUMS

I acknowledge receiving copy of these rules and regulations dated October 28, 2009, Document #103 and agree to fully comply with all of them. I understand that these rules and regulations may change from time to time, and I am bound by such changes.

GOLD RUN MANAGEMENT WILL BE VERIFYING YOUR COMPLIANCE WITH THESE RULES AND REGULATIONS.

Thank you for your cooperation.

DATE _____

NAME [PRINT] _____

SIGNATURE _____

ADDRESS _____

PHONE # [INCLUDING AREA CODE] _____

Please return this form:

1. Drop off at the Gold Run Health Club Desk
2. Fax to 303-545-1769
3. Mail to Gold Run Condominium Association, C/O FPM 2400 28th St, Boulder, CO 80301