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GOLD RUN CONDOMINIUMS
RULES AND REGULATIONS

The purpose of these rules and regulations is to identify both specific and general standards of behavior that, in the judgment of the Board of Directors, are in the best interest of the majority of residents of Gold Run. Each of us, by choosing to live in a condominium community, has in effect accepted the fact that we must be considerate of our neighbors. In turn, we expect that they will show the same consideration to us. By complying with these rules and regulations, each of us will be both giving and receiving the thoughtful respect that must be the cornerstone of safe and satisfying condominium living. A comprehensive listing of the use of condominiums may be found in article IX of the Gold Run Declarations.

COMMON ELEMENTS AND COURTESY

1. Owners are responsible for enforcing occupancy requirements of their units as noted in the condominium declaration. Only two unrelated persons may reside in a 1 or 2-bedroom residence or 3 unrelated persons in a 3-bedroom residence. There are no 4-bedroom residences. Related by birth or marriage means husbands and wife's and brothers and sisters, not cousins. Owners are subject to a fine of \$100 for each violation. If the violation is not remedied within 30 days then owner shall be subject to additional fines of \$50 per day. Residents in violation of these rules are subject to immediate eviction. All owners and tenants are required to provide a copy of the lease to the Gold Run Health Club within 10 days of the lease commencement date. Guests/visitors are not permitted to reside more than 14 days in a residence.
2. Residents shall exercise reasonable care to avoid disturbing, objectionable or loud noises or music at any time. If you notice excessive noise at any hour or are aware of damage to common property contact Colorado Security company at 303-443-3701 or the Boulder Environmental Noise Department at 303-441-3239 or Boulder Police at 303-441-4444. Please call onsite management at 303-545-1787 to register the complaint for follow up. Once there has been an initial warning or complaint, a fine of \$100 shall be levied against the unit Owner for any subsequent incident. A third incident shall be subject to a \$200.00 fine; any subsequent complaints will be subject to a \$500.00 fine. In connection with any incident or complaint, the association reserves the right to summon the police and require identification check of individuals at the premises.
3. Decks are limited common elements and they are subject to these rules and regulations. They must be neat in appearance. Only patio furniture is permitted on decks. Trash, tarps, interior furniture, appliances, kegs or large amounts of firewood may not be stored on the decks. Bikes may be kept on decks provided they are not visible above the line of the deck railing unless hung neatly from the

ceiling above or wall. Decks shall not be used for hanging garments or other articles for extended periods of time.

4. Live foliage, kept in good condition may hang from decks during the summer months. The board of directors encourages residents to have flowers on their decks.
5. Common elements, i.e., under stairs, hallways, parking spaces and in front of units, may not be used for storage [this includes bicycles]. All hallways must be kept clear per City Fire Regulations. Any trash left in hallway will be hauled to trash and the Resident assessed a \$25 fee after 1st notice, and on each re-occurrence. Any object stored in a common area will be confiscated and either taken to the dumpster or require a retrieval fee of \$50. If not reclaimed within 30 days items will be disposed of.
6. For rent or for sale signs are allowed to be placed in one [1] window only and are not to be more than five square feet per condominium unit. No other signs of any kind are permitted in Gold Run except for signs installed by the HOA and as required by Government statute.
7. Interior structural modifications and any exterior modifications to units of buildings are not allowed without prior written consent of the architectural review committee.
8. Solicitors are not allowed. They may be considered trespassing. If a solicitor comes to your door, please call Boulder City Police and make a complaint.
9. Per environmental regulations, wood burning and barbequing are not allowed during high pollution days. As a courtesy to your neighbors, you should avoid these activities on high wind days as well.
10. Condominiums are for residential use only. Businesses or professionals that manufacture products, use hazardous chemicals, engage in deliveries or pickups, or result in customer foot traffic may not be operated from a condominium unit.
11. Only electric barbecues are permitted, no propane barbecues whatsoever. Highly Flammable Substances prohibited. No highly Flammable Substances shall be used or stored in the units or on the Common Elements, including the Limited Common Element balconies, decks, and patios. Examples of said provisions include: gasoline, kerosene, or propane which is stored on limited Common Element balconies, decks, and patios. In addition planters must be ceramic or made of another nonflammable material. Wood or plastic planters are strictly prohibited.
Barbecues Prohibited. Use or storage of charcoal or gas barbecues, tiki torches, chimineas, fire pits, and other similar objects in the unit or on the Common Elements, including Limited Common Element balconies, patios and decks are strictly prohibited. this does not include electric barbecues; use of electric

barbecues is authorized. Inspection by the HOA of electric barbecue will be required and a sticker will be placed on barbecue.

Enforcement

First Violation: Warning letter

Second Violation: \$1,000 [after notice and opportunity to request hearing]

Third and Subsequent

Violations: \$2,000 [after notice and opportunity to request hearing]

VEHICLES AND PARKING

1. Please use extreme caution while driving on the Gold Run grounds, and do not drive in a careless or reckless manner. Any reports of careless driving will be reported to the Police. Speed limit in garages is 5 mph.
2. Parking is not permitted on lawns or in front of fire hydrants, fire lanes, garage doors, trash containers, blocking other vehicles, or where “no parking” notices are posted or in residents assigned parking space. Call Boulder Valley Towing at 303-444-4868 to have a vehicle towed at the vehicle owners expense, owner of vehicle will not be given notice.
3. Vehicles shall be parked within designated parking spaces or legally on city streets, or be subject to towing.
4. Removable car top carriers, ski racks or luggage racks are not permitted in garages. The owner of the vehicle would be responsible for any damage done to the garage door or pipes. The owner of the unit who owns the parking space will be assessed with the cost of the garage door repair.
5. The City of Boulder limits parking on city streets to a period of 48 hours. Vehicles in violation will be reported to the City Police. Vehicles cannot be stored on Gold Run property. Vehicles that are not used on a regular basis will be tagged and then towed within 48 hours at Resident’s expense.
6. Commercial vehicles and vehicles larger than ¾-ton pickup trucks are not allowed on Gold Run property, except for the express purpose of moving household goods, trash or maintenance. No parking of oversized vehicles, stored vehicles, trailers, boats or campers of any kind is allowed on Gold Run property.
7. Vehicle maintenance is not permitted on Gold Run property. Vehicle maintenance using jacks, jack stands or blocks is not permitted except for the purpose of changing flat tires, any damage to the asphalt or common area will be assessed to the condominium resident.
8. Because of environmental regulations and continuing damage to the association’s common property, you may not change any oil or other fluids in your vehicles on

Gold Run property. No disposal of oil, motor vehicle fluids, or other hazardous waste in trash containers or on Gold Run property is permitted.

9. Bicycles may be stored only in designated bicycle racks, in front of assigned parking spaces, or in residences. Motorcycles may only be parked in front of assigned parking spaces or in designated parking areas.
10. Skate boarding is not allowed on Gold Run common property.

PETS

1. **Dogs are not allowed at any time anywhere at Gold Run.** The only exception is for residents or visitors who require a seeing-eye dog or similar canine assistance to address a disability. Resident shall be fined for each violation relating to dogs at Gold Run after the 1st notice.
2. Renters are not allowed to have pets of any kind except for the exception stated above.
3. Other small animals generally recognizable as pets are allowed only in units occupied by owners, and then only with a specific written agreement between the unit owner and the Condominium Association.

Cats must remain inside the units and not be allowed in hallways or common areas.

4. An owner [whether they are resident or not] shall be fined \$100 for each violation after the 1st notice of the requirements related to animals. Repeated violators may be subject to a fine of \$200 for the 3rd notice and \$500 for each subsequent notice.

HEALTH CLUB

1. Each Gold Run condominium unit may have as many health club memberships as permanent occupants provided that this number does not exceed the maximum occupancy rules contained herein. Proof of residency and a copy of any lease or rental agreement will be required by the Gold Run Health Club staff, which shall have the authority to permit or deny use of the facilities. Members without membership cards will not be allowed use of the facilities. Non-occupant homeowners will retain their membership privileges.
2. Each member will be issued a membership card. Entrance will only be allowed with a membership card. Guests may use the facilities only when accompanied by a member (4 guest visits are allowed each month).
3. Each member may reserve only one hour of tennis or racquetball court time per day (additional time may be scheduled at end of play time, if no other members are waiting). All members playing together are considered to have made their court reservation for the day. Reservations will be accepted 24 hours in advance.

4. Appropriate shoes and upper torso garments, as well as tights, shorts or sweats must be worn in all workout areas except pool, hot tub and deck areas where only a swimsuit may be worn.
5. Lockers are available to members but locks must be removed after every use and before health club closes for the night. All belongings not needed for activities should be kept in the lockers (not in hallways, decks, pool areas, or exercise room. }
6. All children 14 years or younger must be supervised by an adult at all times.
7. No children 16 or under allowed in the weight room.
8. Food, glass containers or canned beverages are not allowed into exercise areas, pool, spa or locker rooms. Alcohol, tobacco products, and controlled substances are not permitted on the health club premises.
9. Members and guests are not allowed in the health club, volleyball court or tennis court while under the influence of drugs or alcohol.
10. There is no lifeguard on duty. Therefore, swimming is at the sole risk of the individual. Running on the pool deck and diving or jumping into the pool is not allowed.
11. Bathing suits must be worn at all times in the deck areas, pool areas, and hot tubs, members and guests must shower before entering spa or pool.
12. For health and safety reasons, the maximum suggested time limit in steam rooms, saunas and hot tub is 30 minutes.
13. Telephone calls on the courtesy telephone are limited to three minutes. No more than two calls per visit are allowed. The lost and found box will be emptied at the end of each month. Gold Run Health Club is not responsible for lost or stolen property.
14. Equipment is offered for loan with a photo ID and health club membership cards.
15. Gold Run reserves the right to revoke health club membership for Renters or Owners not in good standing with the association, or for violation of rules and regulations, behavior that is discourteous or threatening in any way to members of staff, or abuse of the facilities.

Gold Run HOA Manager: Dave Martindale 303-545-1787
Fax 303-545-1769 E-mail address: Goldrun1@msn.com
Health Club: 303-546-9818

