

**YAMPA VIEW CONDOMINIUMS ASSOCIATION
RULES AND REGULATIONS
REVISED JULY 14, 2011**

1.
Walkways, landings, stairways, parking lots, driveways and all other common elements shall not be obstructed or used for any purpose other than ingress to and egress from individual units.

2.
No permanent fixtures or furniture shall be allowed on balconies except cooking gas or electric grills and/or appropriate patio furniture. Charcoal grills are banned on property. Buildings, grounds and common area within the complex shall be maintained at a visually and operationally accepted level. Individual balconies shall not be cluttered or unclean.

3.
No alterations to the exterior of buildings or to any common or limited common areas shall be made without the written approval from the Board of Directors. No signage of any type may be displayed on any part of the exterior of the buildings other than the Association approved property signage, unit numbers, building addresses, etc. All dish antennas must be within the confines of the unit deck which they are serving. Any antenna mounted outside of the unit deck footprint is deemed out of compliance.

4.
Each owner shall keep his or her unit in a good state of preservation and cleanliness.

5.
No pets other than fish, cats and dogs shall be allowed. A tenant, paying guest or guest of the Owner, of any unit shall not be allowed to keep or maintain any pets, including dogs and cats. An owner of a unit, while such is occupying the same, may keep dogs and cats, provided the pets are kept under close control, and do not infringe upon the use and enjoyment by occupants of other units and owner shall promptly clean any mess created by his/her pet on the common areas. All pets are subject to the City of Steamboat Springs leash laws.

6.
Tenant occupancy shall be restricted to the number of persons for which each condominium unit was designed, i.e., six to a two bedroom unit and eight to a two bedroom/loft unit. Occupancy level does not apply to owners and does not include children under 12 years old.

7.

No inoperative vehicles, campers, horse trailers, motorcycle trailers, utility trailers or camper shells shall be stored or left in the condominium parking areas. The parking areas shall not be used for vehicle maintenance of any kind including oil changes. All vehicles must display a parking permit issued by the Management Company as directed by the Association and be legally registered with the Division of Motor Vehicles from the State of origination.

8.

An adult in the hot tubs and sauna in the recreation building must accompany children under the age of 14 years.

9.

The managing agent contracted by the Association shall have the right to enforce these rules. Failure to comply with any rule, within 72 hours after written notification of violation, shall be subject to a fine up to \$100 per day.

10.

The managing agent contracted by the Association shall have the right to enforce these rules. Any expenses incurred in a corrective action, such as removal of items from the common area that are in violation of the Association's rules and regs, shall be charged back to the Owner who's unit is in violation.

MISCELLANEOUS

It is important to note the following:

PARKING

Any vehicle or trailer using the Yampa View parking lots must have a parking pass which can be obtained, by the Owner of the unit, from the Management Company. No unit shall use more than (2) parking spaces at any time. Parking violations are subject to immediate towing at the expense of the owner.

SNOW REMOVAL

From time to time vehicles are requested to be removed from the parking lot for snow removal.

COMMON AREA STORAGE

Personal property may not be stored within the general or limited common areas of the property.

COMMON AREA CLEANLINESS AND PROTECTION OF PROPERTY

No unit owner or occupant shall, by action or inaction, do anything that would damage or cause a negative visual impact on the common and limited common elements of the property.

NOISE

Quiet hours on property, including in the units, is 10:00 p.m. to 8:00 a.m.

The Owner of the unit is responsible for the actions of all their tenants and guests and therefore responsible for any fines and penalties levied due to their actions.

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