

LAGOON TOWNHOMES CONDOMINIUM ASSOCIATION, INC.

General Rules and Regulations

Adopted 8 June 2010

The following rules and regulations have been adopted by Lagoon Townhome Condominiums Association ("Association") pursuant to the provisions of C.R.S. 38-33.3-209.5, and the Restated and Amended Declarations governing the Association.

1. KEY POLICY

- A. No owner shall install or alter any lock and/or deadbolt on any door leading into any unit or hallway without first obtaining the permission of Lagoon maintenance staff.
- B. All locks and/or deadbolts must be keyed to the Lagoon master key. Master keys will be only for the use by Lagoon Operations Manager personnel in the performance of their duties. The master keys will not be provided to or for the use of anyone else. Master keys will be maintained in a separate and secure manner with access and use strictly controlled. Lock boxes are prohibited from all common doors.
- C. Lagoon Staff will only assist registered owners with unit access during normal working hours. After hour key replacements or unit access are the responsibility of the owner.

2. GROUNDS AND EXTERIOR AREAS

- A. No motorized vehicle shall be driven on any landscaped area, including all grassy areas, except by Lagoon Management Staff.
- B. No exterior television or radio antenna or satellite dish shall be placed, erected, constructed or maintained within the Lagoon complex property without the prior written approval of the Board.
- C. No enclosure, structure, outbuilding or facility of any kind, including, but not limited to, fences, barriers, animal pens, posts, poles, clotheslines, mailboxes, ditches, trenches, driveways, stairs, playhouses and sheds, shall be placed, erected, constructed or maintained by any unit owner or occupant within the Lagoon complex.
- D. No sign, billboard, poster board or advertising structure of any kind, including political signs, signs for the sale, rental or leasing of any unit, shall be placed, erected, displayed or maintained anywhere within the Lagoon complex, including on the balconies, porches, decks, windows and exterior walls of individual units. The only exception is that a single real estate "For Sale" sign can be displayed on the side of a deck.
- E. Decks: Unit Owners are permitted to place on their decks: **Gas Grills, Deck Furniture, Plants/Flowers** contained in "flower boxes", flower/plants "pots", **Firewood** (1/2 cord stacked not higher than the deck railing), **Bird Feeders, Flags**, and with approval of the Board, reasonably sized "**Deck Art**". The placement, storage or use of charcoal or wood-fired grills on decks is strictly prohibited. **Satellite Dishes** ("Over the Air Reception Devices") are permitted on decks as long as such device is attached to the deck surface [but not the railing, pickets, the outside walls of the Unit Building which are common property]. Any Owner or Owner Guest planning to install a Satellite Dish must seek review of plan by the Board in order to ensure that the installation satisfies the Association's Rules and Regulations. The placement/storing of any other items, materials or equipment without the written approval of the Board is strictly prohibited. The placement over railings of towels

and laundry is also strictly prohibited. Unit Owners may temporarily place/hang carpets and camping equipment (e.g. tents, sleeping bags) for cleaning, but the time period is not to exceed one (1) hour. Unit Owners engaged in remodeling of their Units may place/store construction equipment and materials on their decks with the approval of the Board. Any Unit Owner or Guest/Renter of a Unit Owner who is in violation of this Rules and Regulations shall receive a Notice of Violation from the Board. The Notice will state that the violator has five (5) days to correct the Violation (e.g. remove the improper device, equipment, item or material). The Board may extend this time period. Failure to comply with the Notice of Violation will require the Board to assess a daily Fine until the violation is corrected. If legal action must be taken by the Board to correct or eliminate the violation, the unit Owner will be required to reimburse the Board for such legal costs, incl. legal fees.

- F. Common sidewalks, driveways, entrances, halls, stairways and passageways shall not be constructed or used by any unit owner for any other purpose than ingress to and egress from units. No common doors are to be blocked open by any means at any time.
- G. No personal items are to be stored on any common property or in common buildings. The Association assumes no liability for, nor shall it be liable for, any loss or damage to articles stored or left in any area of the Lagoon complex. All picnic areas used by unit owners, guest or renters must be cleaned up after each use. No exterior alterations will be deemed acceptable without prior written approval of the Board of Directors.
- H. Storm doors must be of a full-lite or full view design (i.e. all plain glass except for a minimal frame around the door). The color shall match (as closely as possible) the color of the existing door and building trim. If a security door is utilized, the most simple, least intricate grill shall be selected. Storm doors may not be locked unless keyed to the Association master key.

3. GARBAGE

- A. Disposition of garbage and trash shall be placed inside of the trash dumpsters located throughout the Lagoon complex. The area around the dumpsters shall be kept clean of garbage and trash.
- B. No garbage or trash shall be stored on or in any of the common areas including exterior grounds, patios, decks, hallways, garages or around buildings.
- C. All garbage and trash shall be stored in a manner that will not create an odor, health hazard or pest and rodent nuisance.
- D. The disposal of hazardous or toxic materials must be disposed of by the unit occupants immediately in accordance with county and state laws.
- E. Only household garbage and trash shall be disposed of in the trash dumpsters. Any non-household items such as furniture, appliances, electronics, etc., cannot be disposed of unless a special permit is first obtained from the Lagoon office. If a restricted item (one for which the Association will be assessed an additional charge by the waste contractor servicing the Lagoon complex) are placed in the dumpsters, the Owners of the responsible unit shall be assessed a fine equal to 200% of the charge billed to the Association by the waste contractor.

4. PARKING: Exterior Parking within the Lagoon complex is extremely limited and strictly controlled by the Association using marked parking areas, authorized parking “tags” and “hanging tags”, and a combination of vehicle wheel “booting”, owner fines, and vehicle towing at the owners expense when violations occur. See the detailed separate Parking Policy document adopted by the

Association which is posted on the Association website, a copy of which is available from the Lagoon Office.

5. PET CONTROL

- A. Only Lagoon unit owners and the Resident Manager [with Board permission] are permitted to harbor pets in or on Association property.
- B. All pets that are on common property at any time must be registered with the management office. No more than two (2) pets per unit are allowed.
- C. Only domestic dogs, cats and birds will be allowed as pets.
- D. Only pets which are considered to be controllable and present no danger to other unit owners and guests will be allowed on the Lagoon complex property.
- E. Pets must be on a leash at all times when on common elements in the Lagoon complex.
- F. No pet may be staked or tied outside of any Lagoon building.
- G. Pets may not be permanently housed on balconies or left unattended for extended periods of time which allow the animal to create a noise or defecation nuisance to neighbors. All owners are personally liable to the Association for damage to common elements caused by pet(s) kept in their units.
- H. Pets are not allowed in the Clubhouse, pool area, exercise room, tennis courts or common areas surrounding them.
- I. Owners will immediately clean up and dispose of the pet's feces.
- J. Pets reported and determined to be a nuisance or dangerous to other residents will be reported to the town or county authorities.

6. CLUB FACILITY POLICIES

- A. Amenities facilities are under video surveillance and Owners, their family members, guests, and renters, shall be liable for any damage to the facilities.
- B. All guests (adults or minors) using the amenities must be accompanied by someone legally and currently occupying a Lagoon unit. All minors must be accompanied by someone legally and currently occupying a Lagoon unit who is over eighteen (18) years of age.
- C. All owners in good standing and their family members, guests, and renters, are entitled to use the club facilities including pool, exercise room, racquetball and tennis courts, during the following scheduled hours of operation:
 - a. The Exercise Room which is open from 6:00 A.M. to 10:00 P.M. every day.
 - b. The Pool Facility, which is open from 8:00 A.M. to 9:00 P.M. every day.
 - c. The Tennis Courts, which are open during daylight hours.
- D. Exercise Room:
 - a. This facility is only for use by adults over the age of eighteen (18) years of age, or a minor fourteen (14) years of age who is accompanied by an adult at all times.
 - b. This facility can only be accessed/used by Owners and their Guests who have completing the Waiver and Release form which is on file at the Lagoon Office.
- E. Tennis Courts/Racquet Ball Courts: All unit owners, guest and renters may use the tennis courts on a first come basis.

F. Racquetball Court

- a. All unit owners, guest and renters may use the racquetball court on a first come basis. No one under the age of fourteen (14) may use the racquetball court unless accompanied by an adult eighteen (18) years of age or older.
- b. Anyone using the racquetball court will respect and follow the hours and rules posted at the court.

G. Swimming Pool Area and Clubhouse

- a. Swimmers must shower before entering pool or hot tub. Children under sixteen (16) years of age must be accompanied by an adult eighteen (18) years of age or older.
- b. No alcoholic beverages, food or other drinks are allowed in the pool area.
- c. No glass containers of any kind are allowed in the pool area.
- d. Throwing of hard objects in the pool area is not permitted.
- e. Only swimsuits are allowed to be worn in the pool or hot tubs. No “cut-offs” or “T-shirts” are allowed in the pool. No nudity is permitted in the pool area.
- f. All infants must be properly clothed for access to a public pool.
- g. No smoking allowed in the pool area or in the Clubhouse.
- h. No excessive noise or disruptive behavior allowed.
- i. The Association assumes no liability of any kind for accidents which occur in the pool area.
- j. Swimming pool rules and regulations must be followed by everyone and will be strictly enforced.
- k. Management and the Board reserve the right to deny use of the Clubhouse, Pool, or Tennis facilities to anyone not complying with the rules.

H. Owners may schedule private parties with the Lagoon Operations Manager, (970) 668-5465. A seventy-five dollar (\$75) cleaning deposit is required when the reservation is made. Deposit will be returned if the club facilities are clean upon inspection after use.

7. THE LAGOON

- A. Only owners, and their family members or Owners guests or renters may fish in the Lagoon, and then only if accompanied by someone occupying a Lagoon Unit.
- B. The number of fish is limited to two (2) per unit per day or four (4) per week. A catch and release policy is requested by the Association to preserve this benefit.
- C. No swimming, wading or boats of any kind shall be allowed in the Lagoon.
- D. All fishing gear and trash must be immediately removed from the Lagoon area by the user.

8. NOISE: Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud or disturbing or objectionable noises. The use or playing of musical instruments, radios, phonographs, televisions sets, amplifiers and any other instrument or device in such manner as may disturb or tend to disturb owners, tenants or occupants of other units shall be restricted between the hours of 10:00 p.m. and 7:00 a.m. Common sense and courtesy dictate this restriction. Nonresident owners will be notified if occupants of their units are in violation of this policy and these owners will be responsible to assure compliance of their guests.


9. GENERAL

- A. Subject to the enforcement provisions of Sections Article 20 and Section 21.2 and pursuant to the procedures set forth in Section 6.1.8 of the Amended and Restated Declarations of the Association, the Association has the power to adopt rules, regulations, policies, and procedures regarding enforcement of the Association Documents, levying fines and other charges, and related Association governance. The Association Board are charged with day-to-day enforcement of the Association Documents, including the preparation of violation notices and the levying of fines for violations.
- a. Such fines may vary depending on the Association Board's determination of the severity of the violation, and shall not become final until the Owner or Permitted User has been given the opportunity to be heard regarding the violation.
 - b. The Association Board may determine whether a violation is continuing, and the appropriate fine or other course of action for such violation.
 - c. Each Owner and Permitted User shall strictly comply with, and cause his guests to strictly comply with, the Association Rules, Regulations, Policies and Procedures.
 - d. Any member against whom a penalty is assessed will have the right of due Process and may request a hearing at a regularly scheduled Board Meeting by writing the Board and scheduling time on the agenda of the next meeting. .After any such meeting, the Board's decision shall be final.
- B. Each owner is responsible to ensure that all cleaning/repair personnel are aware of all rules and regulations of Lagoon Townhome Condominium Association.
- C. Owners may not impede in any way the work of the Lagoon Operations Staff.

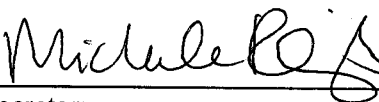
10. DEFINITIONS: "Association Board": Any and all duly elected Directors and Officers. "Operations Manager" and "Staff": The Association's Manager and day-to-day overseer of the property and supervisor of the Lagoon Staff.

11. CONFLICTING DOCUMENTS: In the case of any conflict between the Articles of Incorporation, the Bylaws, or the Amended Declaration, Rules, Regulations, and listed "Policies & Procedures", such provisions of the Articles, Bylaws, and the Declarations shall take precedence and supersede any provisions of these "Rules and Regulations".

Lagoon Townhome Condominiums Association

By: 
President

This Policy Regarding Dispute Resolution was adopted by the Board of Directors on the 8th day of June, 2010, effective on that date, and is attested to by the Secretary of Lagoon Townhome Condominiums Association.

By: 
Secretary