

ASPEN VILLAGE CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS

1. Personal items cannot be stored within common areas. Common areas are defined as any area within the Association outside of the owner's personal patio/entryway. AVC Declarations 9.5 & 9.17.
2. Each owner shall keep the Limited Common Elements (Front/Back Porches and Balconies), designated for use solely in connection with his/her Unit in good, clean, sanitary and attractive condition, order, and repair. AVC 8.1.A.
3. No unsightly conditions, structures, facilities, equipment or objects shall be located on any Unit as to be visible from a street or from any other Unit. AVC Declarations 9.10.
4. Storage or use of charcoal burners and other open-flame cooking devices shall not be within 10 feet of any combustible construction. PFA 308.3.1.
5. LP-gas burners having an LP-gas container with a capacity greater than 2.5 pounds (nominal 1 pound LP-gas capacity) shall NOT be located within 10 feet of Aspen Village buildings. The small green/blue camping bottles are approved for use. PFA 308.3.1.1.
6. Exterior modifications to General Common Element are prohibited unless prior approval is obtained from the **Architectural Committee**. This includes satellite dishes, TV antennas, and air conditioners. Complete plans and specifications must be submitted in writing. *See Satellite Dish Policy attached. AVC Declarations 5.2
7. All pets must be registered and have a **Pet Application** on file with the management office. Pet waste must be cleaned up immediately. Owners will be assessed a fine and the cost of cleaning up after their pet, or their tenant's pet in the event that owner or tenant fails to pick up after their pet. The City of Fort Collins also reserves the right to assess a fine to an owner that fails to pick up after their pet. FCCO Sec 4-71.
8. Dogs must be on leash at all times. Exterior kennels or chaining of pets is strictly prohibited.
9. Excepting therapy animals, the number of pets residing within a unit is restricted to two dogs or cats. The maximum weight for dogs in Aspen Village Condominiums is 35 lbs.
10. Each owner will be issued 2 parking passes and will be responsible for providing passes to each tenant as required and retrieving issued passes should tenants change. Parking passes must be displayed on any vehicle parked within the Aspen Village Condominium Association. In the event that a parking pass is lost or an additional pass is needed, a fee of \$25 shall be paid for a replacement parking pass. Any vehicle not displaying a parking pass is subject to towing. Motorcycles are exempt from needing a parking pass. Motorcycle owners are encouraged to use the designated motorcycle parking before using another parking spot.
11. The Board may from time to time vary from the requirements set forth in these Rules and Regulations if the Board determines in its sole discretion that such variance is reasonable under the circumstances. Notice will be sent to unit owners as changes are made.

SATELLITE DISH POLICY

1. Satellite dishes are expressly prohibited from being mounted on the Association's roof, building, siding, or trim.
2. Satellite dishes may be mounted to an owner's rear deck or deck post, utilizing straps or other methods to secure the base to the deck, so as to avoid drilling any holes into an exterior surface. (See #6).
3. Wiring must be run to the back of the unit and neatly secured to the building. No wiring is to be run to the front or sides of the buildings.
4. In the event vegetation makes it impossible to mount the satellite dish onto an owner's deck or deck post, an alternate proposal (such as a sled mount) should be submitted in writing to the Association for approval.
5. The unit owner shall remain fully and solely responsible for the safety of the satellite dish and for the damage caused to persons or property associated with the satellite dish.
6. No holes may be drilled in exterior surfaces, including balcony floors or railings.
7. Any satellite dish installed without strictly adhering to these restrictions shall be removed by the Unit Owner. In the event the Unit Owner fails to adhere to these restrictions, the Association shall remove the satellite dish and assess all associated costs for such work to the Unit Owner's Association account.

Document Updated/Approved by the Aspen Village Condominium Association Board of Directors June 1st, 2018.