

VILLA DEL ORO CONDOMINIUMS
580 Bookcliff Ave #13, Grand Junction, CO 81501-2071

RULES AND REGULATIONS

The Villa Del Oro Condominium Association Declaration authorizes the Board of Managers to prepare and amend as necessary rules and regulations that apply to all homeowners, residents, tenants, and their families and guests. Everyone's cooperation is expected. The purpose of rules and regulations is to enhance the quality of life, to preserve and improve personal and common property values, and provide a way for neighbors to resolve their differences. These Rules and Regulations shall take precedence over any and all rules and regulations that may be in existence prior to this date.

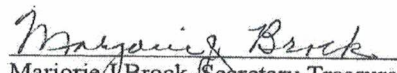
All owners, residents, and managerial agencies have the responsibility to enforce the following rules and regulations and report any infractions of them. Failure to comply with these rules and regulations will result in remedial action by the Board of Managers in accordance with the Colorado Condominium Owners Act, the Colorado Common Interest Ownership Act, the Villa Del Oro Condominiums Declaration or Bylaws.

1. GENERAL:

- a. Any owner selling or leasing a unit shall provide the new owner, or resident, with a copy of these rules and regulations. Further, all valid complaints may result in a copy of the rules and regulations being presented to the offending occupant with the nature of the complaint indicated therein.
- b. Common sidewalks, driveways, or entrances shall not be obstructed or used for any other purpose than entering or leaving the residence.
- c. Sidewalks, driveways, and passageways shall not be used as play areas. Riding bicycles, skateboards, roller skates, scooters, and so forth on sidewalks is prohibited.
- d. No articles shall be placed on or in any of the general common elements. The Association shall not be liable for any loss or damage to articles placed in any commons or other storage areas.
- e. No additions to or remodeling of decks, doors, windows, or any common elements, or installation of 110 or 220 volt electrical wiring in or on any building, or installation of television or radio antenna or machine or air conditioning units on the exterior of the building or that protrude through the walls or windows shall be permitted.
- f. The storage or hanging of clothes, towels, rugs, garments, or signs on railings surrounding the walkways, balconies, or other common areas is prohibited. Do not shake rugs out of doors, patios, or windows.
- g. No commercial signs, advertisements, notice, or other lettering shall be exhibited, inscribed, painted, or affixed on any part of any building exterior, nor in any way that is visible from the exterior of the building. Unlighted For Sale or For Rent signs may be affixed to the interior of a window.
- h. Each condominium unit shall be used for residential purposes only, and no trade or business of any kind shall be carried on therein except as approved by resolution of the Board of Managers. Lease of units for lodging or residential purposes shall not be considered a violation of this provision.
- i. Any owner using or allowing a waterbed in a unit will be responsible for any damage caused by it.

- j. Plumbing and electrical modifications shall be performed by a licensed professional and be subject to approval of the Board of Managers.
 - k. Excess noise from stereos, radios, television, parties, arguments among families, guests, and other occupants that offend other residents, are classified as disturbing the peace, and are prohibited.
 - l. Please observe the rules posted in the laundry regarding its use. Leave the laundry in good condition for the next person who wishes to use it.
 - m. Keep gates closed when entering or leaving.
 - n. When barbecuing on the balconies, it is often offensive to your neighbors when odors pass directly into their units. Upon objection to your barbecuing activities, it is permissible to set up your barbecue on the cement slab at the north end of the swimming pool.
 - o. No pets allowed. Refer to Section 9.4 of the Condominium Declaration.
 - p. A community bulletin board is available to all occupants of the Association for posting messages.
2. VEHICLES:
- a. No vehicle shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from a building or carport. A resident's vehicle shall be parked in the assigned parking area. Visitor parking on common areas is not allowed (visitors please use street parking or the park area). Improperly parked vehicles may be towed away at the owner's expense.
 - b. Assigned parking spaces may not be reassigned, rented, or loaned by the Owner or occupant of a unit without written permission of the Board of Managers.
 - c. Personal vehicles shall be currently licensed. Maintaining ones own vehicle within the commons area shall be limited to minor work that does not disable a vehicle nor create a general nuisance such as bodywork, mechanical work, or oil changes. Washing vehicles in the parking lot or the carport is prohibited.
 - d. Recreation vehicles, including but not limited to campers, boats, trailers, or snowmobiles, shall not be stored in or on common areas.
 - e. Disabled vehicles, collector cars in need of restoration, and "parts" cars shall not be parked in the assigned or guest parking areas.
 - f. Any damage caused to any commons area by oil, fuel, antifreeze, or solvents that are spilled or allowed to leak from a vehicle shall be repaired at the expense of the owner of the unit who caused, or allowed, the damage to occur.
3. POOL:
- a. The Association does not provide lifeguard services and those who wish to use the pool shall do so at their own risk.
 - b. The Association shall not be responsible or liable for any damages, injuries, or accidents caused by the acts of unit owners, tenants, and guest use of the pool.
 - c. Children aged 14 and under shall be accompanied by an adult when using the pool.

- d. Running and horseplay on the deck around the pool as well as other activities, which may be considered hazardous or offensive to the residents, are prohibited.
 - e. The pool shall not be used for or in conjunction with any commercial purpose.
 - f. Pool hours are from 10:00 am to 9:00 pm during the normal season.
4. DAMAGES: Any damage to the general common areas, recreational facilities, or common personal property caused by any owner, resident, or their guests, will be repaired at the expense of the unit owner.
5. COMPLAINTS:
- a. Residents who are offended by the misbehavior of their neighbors, including violation of these rules and regulations, are responsible for taking the necessary action to resolve the problem with their neighbor. Several different options are available.
 - (1) One option is to talk to the offending neighbor about the problem.
 - (2) Another option is to call the police and report the problem to them, and ask for their support and assistance.
 - (3) A third option is to pursue legal procedures to resolve the problem.
 - b. All recurring complaints regarding non-compliance with these rules and regulations, shall be presented in writing, and addressed to the Villa Del Oro Condominiums Board of Managers, 580 Bookcliff Ave. #13, Grand Junction, CO, 81501-2071. The purpose of a complaint report is to inform the Board of the difficulty so the Board can determine what action, if any, the Board should take.
6. INSURANCE: Association common areas insurance does not apply to the space inside the perimeter walls, floors, and ceilings or contents of condominium units. Insurance coverage on furnishings and other items of personal property belonging to an Owner or occupant, and casualty and public liability insurance coverage within each individual unit and for activities of the Owner or occupant shall be the responsibility of the respective unit Owner(s) or occupant(s).
7. AUTHENTICATION: These rules were adopted at the regular meeting of the Board of Managers on August 19, 2009 and are effective as of that date.


Marjorie J. Brock, Secretary-Treasurer