

Rules and Regulations
Retreat on the Blue
Revised October 22, 2005

These Rules and Regulations are adopted by the Board of Directors pursuant to the Bylaws of the Association.

ALL OWNERS AND NON-OWNER OCCUPANTS, GUESTS, RENTERS, OR RENTAL AGENCIES SHALL COMPLY WITH THESE RULES AND REGULATIONS.

1. Each unit may be used and occupied for residential purposes only.
2. No immoral, improper, offensive, or unlawful use of the property shall be permitted. All valid laws, ordinances, and regulations of all governmental bodies having jurisdiction shall be observed.
3. The premises shall not be used in any way or for any purpose that may endanger the health or unreasonably disturb the occupant of any unit. This includes bright or glaring light, loud or annoying sound, noxious or offensive odor, and barking or aggressive dogs.
4. Owners shall not permit any use of their unit or Common Elements that will increase the insurance premiums or result in cancellation of the insurance policy for the property.
5. Any damage to Common Areas or common personal property caused by an Owner, guest, or tenant shall be repaired at the expense of that unit's Owner.
6. No fireworks of any kind shall be stored, carried, ignited, displayed, or exploded on any part of the property, except as expressly authorized by the Board of Directors.
7. No firearms shall be discharged on the property.
8. No unsightly objects or nuisances (including signs, posters) shall be erected, placed, or permitted to remain on the premises. This includes Open House, For Sale, and For Rent signs. Placement of such signs will be permitted in the window only and must be removed in a timely manner. This rule also applies to window air conditioning units or swamp coolers.
9. No fences, walls, or other barriers shall be permitted.
10. No wiring or other installation (electrical, telephone, extension cords, television or radio antennae, air conditioning units, etc.) shall be placed on building exteriors. Holiday lights are an exception and shall be removed in a timely manner.
11. Temporary structures such as tents, buildings, mobile homes, recreational vehicles, trailers of any kind, trucks exceeding $\frac{3}{4}$ ton-capacity, or boats, shall not be parked on the premises for longer than 48 hours.
12. All parts of the property shall be kept in a clean and sanitary condition. No rubbish, refuse, or garbage shall be allowed to accumulate nor any fire hazard to exist. Garbage and trash shall be disposed of in the proper receptacles and shall not be allowed to stand or accumulate thereon. Garbage and trash may not be left in/on Common Areas.

13. Hot Tub

- A. Hot tub may only be used within the hours posted.
- B. Children under 16 years must be accompanied by an adult.
- C. No pets are allowed.
- D. No glass containers, smoking, or food is permitted in hot tub area.
- E. Cover must be replaced after use.
- F. No suntan lotions or oils are permitted.
- G. All persons must shower before entering the tub.
- H. Persons with skin, ear, genital, or other infections or open wounds or sores may not use the hot tub.

14. No gasoline, motor oil, or other flammable items shall be stored in units.

15. Common sidewalks, driveways, entrances, and decks shall not be obstructed or used for any other purpose than ingress and egress. Personal property shall not be left or stored in/on Common Area. Appropriate outdoor patio furniture, plants, and barbecue grills may be placed on unit decks. Barbecue grills must remain on each unit's deck and may not be placed on lawns, sidewalks, or other Common Areas.

16. The Association assumes no liability for, nor shall it be liable for any loss or damage to articles left or stored in any unit in/on Common Areas.

17. No animals of any kind shall be raised or bred on the property.

18. Owners may keep up to 2 dogs and 2 cats as household pets subject to the Covenants, Conditions & Restrictions (CC&Rs). However, if any pet proves objectionable because of noise or actions of an offensive nature, the Owner may be required to remove it from the property. No pet of an Owner shall be kept on/in Common Area, including each unit's deck or patio in the Owner's absence. Animals must be carried, walked on a leash, or be under voice command when in/on Common Area. Pets shall not be allowed to run free and defecate on Common Areas unsupervised. Handler of pet must pick up feces immediately.

19. Non-Owners are prohibited from having any animal in the unit or on the Common Areas unless they are the guests of the owners and the owners are residing in the unit during the same period.

20. Only propane and electric grills are permitted for barbecuing on the premises. All other types of grills are prohibited.

21. The decks and balconies shall be kept neat and tidy and shall not be used for open storage or hanging of garments or other articles inappropriate for normal deck and balcony use. Items of a glaring or unsightly color shall be positioned so as not to draw attention.

22. No occupant shall permit anything such as rugs, brooms, or mops to be swept, thrown, or shaken out of doors, windows, or over decks, balconies, or stairways.

24. Garages may only be used for parking a vehicle and storing an Owner's personal possessions, not for running a business.

25. Garage doors must be closed when not in use.

26. No work of any kind shall be done upon exterior building walls by any unit occupant.
27. No commercial-type vehicles, including campers, trailers, boats, recreational vehicles, or trucks over ¾ ton shall be stored or parked on the property except as per these Rules & Regulations.
28. Any vehicle obstructing entrances, garages, dumpsters, or fire hydrants will be towed immediately at the owner's expense.
29. Abandoned or inoperable vehicles, defined as those that have not been driven under their own propulsion for a period of 3 weeks or longer, shall not be stored or parked on any portion of the property.

A written notice describing such a vehicle and requesting removal may be served upon the owner or posted on the unused vehicle if this vehicle has not been removed within 72 hours. Thereafter, the Association shall have the right to remove this vehicle without liability to it.

The expense of towing/storage shall be charged to the vehicle owner. If the vehicle owner is a member of the Association, the cost thereof shall be added to his/her next association assessment.

30. Vehicles shall be parked only within designated parking areas. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed, including "handicapped" spaces. Vehicles not parked according to the Rules & Regulations may be towed at the vehicle owner's expense.

31. As a courtesy to other Owners, those Owners who own 2 or more cars should park only 1 (one) of their vehicles at any one time in those spaces at the front doors.

32. Speed limit on all driving and parking areas is 5 m.p.h.

33. No mechanical work on vehicles is permitted in the common areas.

34. Owners are responsible for the actions of guests, tenants, and agents, including rental agents and contractors.

35. All entry doors into each unit will be master keyed to a master key that is retained by the management company. No Owner or occupant shall alter any lock or install a new lock on any entry door into any unit without alerting the management company. If Owners choose to take their locks off the master-key system, they must understand that, in an emergency, their door could be damaged to allow entrance. The repair of this damage shall be the Owner/Insurance Company's responsibility.

36. Owners shall be responsible for providing keys to guests, renters, or other persons entering with their direct authority. If a rental agency is involved, it shall be that agency's responsibility to distribute keys to their renters. At no time is the management company responsible for providing access to private condominium units except for emergencies. Only people authorized by an owner or rental agency will be given access to any unit.

37. Owners may lease or rent their units upon such terms and conditions as the owners choose, subject to:

A. Any lease or rental agreement shall be in writing and provide that the lease is subject to the terms of The Retreat on the Blue River Declarations, Articles of Incorporation, Bylaws of the Association, and