

Schedule A

Rules and Regulations

1. Any common sidewalks, driveways, entrances, halls, stairways and passageways, shall not be obstructed or used by any unit owner for any other purpose than ingress to and egress from the units.
2. Except as to the areas termed limited common elements, no article shall be placed on or in any of the general common elements except for those articles of personal property which are the common property of all of the unit owners.
3. Unit owners, members of their families, their guests, residents, tenants or lessees shall not use sidewalks, driveways, entrances, halls, stairways and passageways as a play area(s).
4. No vehicle belonging to or under the control of a unit owner or a member of the family or a guest, Tenant, lessee, or employee of a unit owner shall be parked in such a manner as to impede or prevent ready access to any entrance or exit from a building. Vehicles shall be parked within the designated parking areas. Any traffic markings and signs regulating traffic on the premises shall be strictly observed. (See expanded parking policy – attached).
5. No work of any kind shall be done upon the exterior building walls or upon the general or limited common elements by any unit owner. Such work is the responsibility of the Association.
6. No Owner, resident, or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antennae, machines or air conditioning units be installed on the exterior of the project, including any part of the balcony, or that protrude through the walls or the roof of the condominium improvements except as may be expressly authorized by the Association.
7. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb owners, tenants or occupants of other units, and the same shall not be played or permitted to be played between the hours of 11:30 p.m. and the following 8:00 a.m.
8. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of common trash and garbage facilities.
9. The balconies, if any, and terraces, decks or patios shall be used only for purposes of intended and shall not be used for hangings garments or other articles or for cleaning rugs, household articles or other items. No rugs or other materials shall be dusted from windows, balconies, decks or patios by beating or shaking.
10. No cats dogs or other animal or bird or reptile (hereinafter for brevity termed "animal") shall be kept, maintained, or harbored in the development unless the same instance is expressly permitted in writing by the managing agent, or if there is managing agent, then by the board of managers. Where such written permission is granted, such written permission is revocable if the animal becomes obnoxious to other Owners, in which event the Owner or person having control of the animal shall be given a written notice to correct the problem, or if not corrected, the Owner , upon written notice will be required to dispose of the animal. The written notices provided for herein shall be issued by the Managing Agent or, if there is no Managing Agent, then by one or more of the members of the Board of Managers. (see expanded pet policy).

11. The Association assumes no liability for, nor shall it be liable for any loss or damage to articles stored in any common or other storage area.
12. Any damage to the general common elements or common personal property caused by the Owner or a child or children of a unit Owner or their guests or the guests of a unit Owner shall be repaired at the expense of that unit Owner.
13. The Managing Agent or, if there is no Managing Agent, then, the board of Managers shall retain a passkey to each unit. No owner shall alter any lock or install a new lock on any door leading into the unit without prior consent, and, if such consent is given, the Owner shall provide a key for the Managing Agent's or Board of Manager's use.

The foregoing Rules and Regulations are subject to amendment and to the promulgation of further regulations.

COPPER VALLEY PET POLICY

Each unit owner may keep no more than two (2) domestic household pets, such as dogs and cats. No exotic, wild or dangerous animals or pets may be kept in the Copper Valley Condominium Building or common areas. Neither unit renters nor unit lessees may keep any pets. Pets must be kept in a manner, which does not create a nuisance. A nuisance exists when a pet or pets are kept in a manner that unreasonably interferes with another owner's use and enjoyment of their unit or the common areas. In addition, all unit owners shall:

- (1) keep control of their pet(s) at all times;
- (2) not allow their pet(s) to roam freely;
- (3) clean up pet feces and accidents immediately after such has been deposited;
- (4) not tie up their pet(s) on or adjacent to patios, decks or common areas or leave their pet(s) unattended on decks, patios or common areas;
- (5) not leave pet food outdoors;
- (6) not allow their pet(s) to persistently bark, scratch or make other noise which disturbs other occupants;
- (7) register their pets with the Board by giving notice to the building manager of the name, size, color, breed and type of pet(s) being kept; and
- (8) comply with all federal, state and local laws, regulations and ordinances governing the keeping and control of animals and pets.

The homeowner's association board may require the removal of a pet(s), which is kept in violation of this policy. This policy shall be strictly enforced by the Homeowner's Association Board.

PARKING POLICY
COPPER VALLEY CONDOMINIUMS
COPPER MOUNTAIN, COLORADO

A. General:

The Copper Valley parking spaces are for owners and their guests.
Each vehicle using a parking space must display a clearly visible and valid parking pass.

Owners may

obtain passes from the managing agent or resident manager. Rental guests are provided parking permits when they check in with their management company or from the owner they are renting from.

The following are prohibited at Copper Valley: (1) Trailers; (2) RV's; (3) Boats; (4) Camper Tops; (5) Commercial vehicles (except for short term deliveries); (6) unlicensed vehicles; and (7) inoperable vehicles.

Contractors working in a specific unit MUST park in the space assigned to that unit. If additional parking is required, the Owner must coordinate with the Resident Manager.

B. Covered Assigned Parking:

Unit owners (or their guests while occupying the unit) may park one vehicle in the assigned space for their unit.

Assigned parking spaces are to be used for vehicle Parking only. Any other use MUST be approved, in writing, by the board of directors.

C. Outdoor Parking:

Units B-1, B-2, B-3 and B-4 have unassigned outdoor parking.

If space is available, each unit is allowed to park a second car in an outdoor parking space, provided the vehicle displays a valid parking pass. Additional vehicles must park elsewhere. No unit may have more than two cars parked in Copper Valley parking at any time. If the outdoor parking spaces are full with vehicles displaying valid parking passes, vehicles must park elsewhere.

D. Towing

Any vehicle violating any of these policies will be immediately towed.