

MEADOW RANCH CONDOMINIUM ASSOCIATION, INC.,
PO Box 908, Glenwood Springs CO 81602
a Colorado nonprofit corporation
Revised on July 31, 2026

The Meadow Ranch Condominium Association, Inc. (the "Association"), through its Board of Directors (the "Board") and in accordance with the powers set forth in the Declaration for Meadow Ranch recorded in the real property records of Pitkin County, Colorado on December 15, 1971, at Book 260 and Page 30, including any supplements, addenda or amendments thereto (collectively, the "Declaration"), hereby adopts the following Rules and Regulations. In the event of any conflict between these Rules and Regulations and any other previously adopted and/or recorded rules and regulations, these Rules and Regulations shall govern. In accordance with the Declaration, these Rules and Regulations shall govern the use of the Meadow Ranch property by owners, occupants, tenants, employees, agents, visitors, permittees and invitees.

Property manager contact information:
Integrated Mountain Management
Office: 970-945-7653
customer.service@integratedmtn.com
PO Box 908, Glenwood Springs, CO 81602

RULES AND REGULATIONS

1. Animals and Pets

No animals or livestock of any kind shall be raised, bred or kept within any unit within Meadow Ranch, except for one dog, two cats and other domesticated household pets which do not unreasonably bother or constitute a nuisance to others. The keeping or permitting of any animals or pets within Meadow Ranch shall, at all times, be subject to the terms of the Declaration, these Rules and Regulations and any other additional restrictions adopted by the Board. In no event shall any animals be raised, bred or kept within Meadow Ranch for commercial purposes.

In addition, the keeping of any dog within Meadow Ranch is subject to the following conditions:

- Only owners of units within Meadow Ranch, or "long-term tenants" are permitted to keep one dog in the occupied unit. A "long-term tenant" is defined as any tenant occupying a unit pursuant to a written lease with a fixed term of at least one year. All long-term tenants with a dog must provide a \$500.00 pet deposit with the property manager, which shall be returned to such tenant at the expiration of their lease, less any amounts retained by the property manager, in its discretion, for damage or repairs to common areas attributable to the dog.
- All dogs must be leashed and fully controlled at all times when outside of a unit.
- Owner or long-term tenant, as applicable, is responsible to pick up dog excrement and waste. Unit Owner and long-term tenant, as applicable, is responsible to ensure dog is not a nuisance or dangerous to other occupants. The determination of whether a dog is a nuisance or dangerous to other occupants shall be made by the Board in their sole and absolute discretion. Owner and long-term tenant are responsible for any damage done by pet.
- All dogs/pets must be licensed with the Town of Snowmass Village and at all times be fitted with identification and registration tags.
- The Board may impose fines, fees, or other penalties, in the Board's discretion, for violations of any pet policy.
- The Board may, in its discretion, consider granting an exception to the "one dog" rule on a case-by-case basis for the new purchasers of a unit who at the time of the purchase own two (2) dogs. The criteria to be considered in whether to grant such an exception are the documented age and/or

infirmity of one of the dogs which would clearly indicate a limited remaining lifespan of the dog. At the death of one of the dogs there would not be a replacement allowed. All other Rules and Regulations regarding keeping of animals apply.

2. Neat and Clean Conditions

Owner shall maintain and keep all their facilities and the common areas (including fenced areas, decks, patios, entries, or other structural facilities connected to the units and buildings) in a good state of repair and in a neat, clean, attractive and sanitary condition, free of debris, trash, junk, obnoxious, obstructive paraphernalia causing a nuisance to other owners. Recreational equipment such as skis and bikes must be stored in or on racks. No camping tents, TVs or other electronic audio-visual equipment shall be allowed on decks, balconies, or common area.

3. Trees, Brushes and Shrubs

The preservation and maintenance of trees within the Meadow Ranch community is important and, therefore, no removal or topping of trees, brushes or shrubs is permitted within Meadow Ranch without the prior approval of the Board. There shall be no warning for an unauthorized removal or topping of tree and a fine the greater of (i) \$1,000.00; or (ii) the replacement cost shall be automatically assessed for any such violation. In addition, any owner removing a tree, brush or shrub shall replace the same with a tree, brush or shrub of equal type, size, and quality.

In keeping with this policy regarding the preservation of trees, where tree removal by the Board, because of disease or otherwise, results in substantial alteration of the common area in which the tree was located thereby causing a material effect on an adjacent unit owner's privacy or living conditions, the Board, in its sole discretion and with input from the affected unit owner, shall consider replacement of the tree at the association's expense, the unit owner's expense, or the shared expense of both the unit owner and the association, with a tree deemed suitable and appropriate by the Board.

4. Noise or Obnoxious Activities

No noxious, destructive, offensive, or illegal activities shall be carried out in any unit or on any common area, nor shall anything be done therein that shall be an annoyance or nuisance to any other owner or occupant. Determinations of nuisances or activities violating these Rules and Regulations and/or the Declaration shall be made by the Board, in its sole and absolute discretion.

- No children should be allowed to play in the parking lot areas without adult supervision for safety reasons.

5. Use of Residential Units; Leasing

Use of any unit within Meadow Ranch must, at all times, comply with the terms and conditions of the Declaration, these Rules and Regulations and any other rules or regulation adopted by the Association from time to time. No unit within Meadow Ranch may be used for commercial activities, except for "Home Occupations" (as defined in the Snowmass Village Land Use and Development Code, Chapter 16A, Article III, "Home Occupations").

With regard to the leasing of any unit within Meadow Ranch, the following conditions shall apply. Family means an individual, or two (2) or more persons related by blood or marriage or between whom there is a legally recognizable relationship, or not more than (2) unrelated adults and their children; or a group of not more than (4) unrelated adults occupying the same dwelling unit on a continuous basis for a period of time greater than one (1) month.

- Lease or rental of units shall be for "single family use" (as defined by Snowmass Village Land Use and Development Code, Chapter 16A, Article II, "Definitions / Family").

- Copies of all rental leases must be filed with the property manager prior to commencement of the lease or rental and available for review by the Board and any lease must provide that the tenant is subject to all rules, regulations, policies, covenants, and restrictions applicable to Meadow Ranch. Tenants must complete the Tenants information form located on Meadow Ranch's website at www.integratedmountain.com/meadowranch.
- The Owner of a unit is fully responsible for the actions or omissions of any tenant, guest or occupant of such unit, and such owner shall be fully liable for any fines, fees or penalties assessed against the unit or any tenant, guest or occupant thereof.

6. Signs

No real estate or "for sale" signs shall be permitted anywhere within Meadow Ranch, except for signs indicating an open house, which shall only be permitted while such open house is being conducted.

7. Residential Parking

The following conditions shall apply to any parking areas within Meadow Ranch:

- In order to preserve the integrity of the asphalt surfaces of the roadways, no vehicles over 40 feet or 40,000 lbs. are allowed on Meadow Ranch roadways without prior Board approval.
- Parking shall be in designated parking areas only. Fire lanes must be kept clear.
- No storage of vehicles in main parking areas. Vehicle storage shall mean any vehicle not used within a fourteen (14) day period.
- No RVs, boats, trailers, campers, camper vans, sprinter vans, commercial vehicles, or large trucks that would impede traffic flow or cause undue safety hazard may be parked overnight in the main parking areas. Any such vehicles may be parked at the East end of Fawn Court for up to 14 days upon application to the property manager, availability of space, and approval of the Board.
- Vehicles must be cleared of snow and then moved for snow removal within 48 hours from snowfall of 4 inches or more. Failure to do so may result in a fine and/or towing at the owner's expense.
- All vehicles must be registered with Management Company, have current registration and be legally and fully operable. Owners must complete the Owner Information form located on Meadow Ranch's website at www.integratedmountain.com/meadowranch.

8. Storage Parking (east end of Fawn Court)

- One vehicle per unit owner.
- Always on a first come, first served basis.
- All vehicles must be registered with Management Company, have current registration and be legally and fully operable.
- No long-term RV, boat, trailer, camper or large truck parking (short-term [2 weeks] allowable with approval from Board or property manager). A Storage Parking Registration form must be filled out and approved. This form can also be found on Meadow Ranch's website at www.integratedmountain.com/meadowranch.
- Vehicle must be registered to an owner/tenant of Meadow Ranch. NO FRIENDS VEHICLES.
- Violation of any parking rules will result in towing at vehicle owners' expense.

9. Planting

All planted areas (flower gardens, shrubbery) adjacent to units shall be maintained by unit owner in a neat and attractive manner. Failure to maintain will result in association returning those areas to grass at the owner's expense.

10. Dumpster Rules

- Household garbage and recyclables only. Please follow recycle rules in dumpster shed.

NO:

- Construction materials
- Vehicle parts, wheels, tires, batteries, oil, etc.
- Paints, solvents, oils, or flammable/corrosive materials
- Furniture, appliances, or mattresses
- All electronics. Electronics can no longer be dumped at the Town Maintenance facility. They must be taken to a specified location at the Pitkin County Landfill.
- Christmas trees after Jan. 31. (These may be taken to tree recycling location. 923-5110)

11. Enforcement

Enforcement of these Rules and Regulations is critical to the Community. Therefore, each owner and occupant of any unit within Meadow Ranch understands and agrees that rules may be enforced on a complaint basis either from homeowners or as observed by property management. All decisions regarding violations of rules and enforcement proceedings shall be made by the Board in its sole discretion consistent with the Enforcement of Covenants and Rules Policy dated January 23, 2023.

12. Construction

The construction of any improvements within Meadow Ranch, including any remodeling, additions, repairs or redevelopment of any unit within Meadow Ranch, is subject to the terms of the Declaration, these Rules and Regulations, and any other additional restrictions adopted by the Board. The Construction Approval Process packet includes all the information and forms needed for your project. The Construction Approval Packet is found on the Meadow Ranch website on the Owners page. If you cannot access the packet there, contact the property manager for a copy.

- No exterior air conditioning units allowed without Board approval
- No window A/C units allowed
- No exposed wires or piping on buildings
- All window colors must match

13. Meadow Ranch Procedures for Making and Handling Complaints

In an effort to maintain a respectful, civil and courteous community, the management company and the Board will handle complaints and rule violations consistent with the Enforcement of Covenants and Rules Policy dated January 23, 2023.

14. Rules Regarding Decks, Balconies, Patios

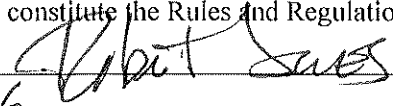
To maintain an orderly, consistent, and uncluttered visual effect and to ensure the reasonable expectations of neighbors, it is essential to set visual and use standards for open decks, balconies, patios, and similar open structures and spaces that are appurtenant to a unit. See Exhibit A.

15. Hot Tub Rules

Use of hot tubs in Meadow Ranch must comply as stated in the Hot Tub Rules. See Exhibit B.

CERTIFICATE OF PRESIDENT

IN WITNESS WHEREOF, the undersigned President of Meadow Ranch Condominium Association, a Colorado nonprofit corporation, does hereby certify that the above and foregoing Rules and Regulations were duly adopted by the HOA Board as the Rules and Regulations of the Association on the 27th day of July 2026, and that they do now constitute the Rules and Regulations of the Association.

Signature of HOA President: 

Date: 3/SEP. 2026

EXHIBIT A

MEADOW RANCH HOMEOWNERS ASSOCIATION, INC. Rules Regarding Decks, Balconies & Patios

To maintain an orderly, consistent, and uncluttered visual effect and to ensure the reasonable expectations of neighbors, it is essential to set visual and use standards for open decks, balconies, patios, and similar open structures and spaces that are appurtenant to a unit. For the purposes of this Rule, the term "decks" is used to encompass all of the above listed open areas.

1. Decks shall be kept open to view.
2. Decks shall not be used as storage areas except that racked bicycles may be kept on ground level decks. Decks may typically contain outdoor furniture, grills, umbrellas, and similar items.
3. No roofs, trellises, pergolas, tents, gazebos, yurts, tarps, canopies, or any similar structures, devices, or appurtenances shall be placed on or over, be attached to, or otherwise encumber open decks.
4. Decks may contain umbrella shade structures with a cumulative coverage area not exceeding 60% of the total area of the deck.
5. Retractable awnings that are affixed to the building and sunshade "sail" devices may be allowed subject to specific Board of Directors approval of design, location, size, color, and use. The Board may approve or deny these structures in its sole discretion.
6. Deck areas shall not contain any outdoor visual media devices such as televisions, movie screens, computers or monitors.
7. Deck areas shall not contain "string" lighting or any lighting of the structure or common areas. Outdoor lighting shall only be properly shielded, down-directed safety/security lighting for entrances/exits. Typical winter holiday lighting is allowed per TOSV regulations. Occasional use of decorative lighting is allowed while a deck is actively in use in the evening hours until 10:00 p.m. Lighting arrays shall be removed when not in use.
8. Decks shall not contain fire pits, chimineas, or other open flame devices. Non-flaming propane patio heaters are permitted while actively attended and as allowed by State and local regulations.
9. All planters on decks, whether built-in or freestanding, and flower plants shall be maintained in an attractive condition free of weeds, dead plants, and other debris.

**EXHIBIT B
HOT TUB RULES**

- Enclosed on deck
- Locking cover
- Hours: 7:00 a.m. - 10:00 p.m.
- Proof of liability insurance
- Letter to indemnify and hold Meadow Ranch HOA harmless from any and all claims against the Association as a result of the existence of the hot tub
- Landscaping/planting may be required to screen from neighbors
- No public nudity
- No loud music, loud or offensive language
- General courtesy to neighbors

OWNER SIGNATURE: _____

UNIT #: _____

DATE: _____