

Riverside Plaza Lot H (RPH) Condominiums Association Rules and Regulations

General: Ute Center, which includes RPH, is a non-smoking complex. Smoking is prohibited everywhere on the premises.

All resident Owners and tenants must respect the privacy and desired quiet of fellow residents.

Parking: Residents must park their car in the RPH garage space designated for their Unit. Any bicycles or motorcycles must be parked within that same space. Storage of any other personal property is prohibited within the open area of the garage. A resident with a second car may park it outside in the common parking area. No trailers, inoperable vehicles, motor homes, or recreational vehicles are allowed in the garage or common parking area.

Pets: Owners or their tenants may keep one dog and/or one domestic, indoor cat; providing that the dog is kept on a leash when outside the building, its waste is picked up, and it is not deemed to be a nuisance to neighbors. The privilege of anyone keeping a dog which violates any of these standards is at the sole discretion of the Board. Owners are strongly encouraged not to lease to tenants with a dog. The Association will assess a fee of \$45 per quarter for an Owner whose Unit is housing a dog.

Balconies may not be used for storage. Charcoal grills are prohibited. No signs, TV antennas or dishes are permitted on outside walls, windows or balconies.

Appearance: No furniture, bicycles, wagons, skis, sporting equipment or other personal property or tethered dogs may be left on common property outside an RPH Unit. All window coverings must be white or off-white in color. Structural changes or improvements to the exterior of the RPH building are prohibited unless approved by the Board. Any awnings so approved must conform to prescribed design and color.

April, 2018