

RULES AND REGULATIONS
THE VILLAS AT SINGLETREE
EFFECTIVE OCTOBER 15, 2022

I
GENERAL

Pursuant to the Declaration of Condominium for the Villas at Singletree Condominiums ("Declaration"), the Board of Directors ("Board") of The Villas at Singletree Condominium Association ("Association") has adopted the following rules and regulations to govern the use and enjoyment of The Villas at Singletree condominium units ("Villas") and the general and limited common elements. Every owner, guest, members of the owner's family, employees, invitees, lessees and licensees shall adhere strictly to these rules and regulations. The Board desires to ensure the highest possible standard of living experience within the Villas. In order to accomplish that objective the Board must have the cooperation of all persons subject to these rules and regulations.

Rules and Regulations, to be effective, must be enforceable. Accordingly, violations by owners, their relatives, guests or lessees will be acted upon in accordance with the enforcement policy below.

II
USE

The Villas shall be used for residential purposes and for services, activities and recreation in conjunction with such residential use.

III
LEASE REQUIREMENTS

Any owner of a condominium unit shall have their right to lease his condominium unit upon such terms and conditions as they may deem advisable, subject to the following. Any lease shall be in writing and shall provide that the lease is subject to the terms of the Declaration and these rules and regulations. Any failure of a lease to comply with the terms of the Declaration, the Articles of Incorporation or Bylaws or these Rules and Regulations shall be a material default under the lease enforceable by the Association. Section 5 of the Singletree Property Owners Association Rules and Regulations, which is available on their website at <https://singletreetoday.com/property-owners-association/property-owners-association-documents/>, is incorporated into the Villas Rules and Regulations and will apply to tenants, in particular Section 5 states that the minimum lease period will be 6 months.

Dwellings will be occupied by one family. A family is defined to be an immediate family (spouses, children, parents, and siblings) or not more than two unrelated adults (and their children). No condominium may be leased to a person, business or other entity for the purpose of employee housing. Only an entire condominium may be leased, not any portions thereof, and no parking space may be leased separately.

No tenant may have pets.

Each owner shall keep on file at the offices of the Condominium Association (1) a copy of any current lease between that owner and his tenant (2) a copy of the current rules and regulations signed by the tenant. Owners are encouraged to register their tenant on the website as a "Resident" to allow them to receive maintenance and other property notifications.

A fully executed copy of any new lease, or lease renewal, shall be provided to management within 30 days of signing or occupancy, whichever comes first. Lease shall contain language indicated that the tenant has been provided a copy of the current rules and regulations or a copy of the current rules and regulations shall be attached to the lease and signed by tenant(s) to indicate receipt.

IV INSURANCE

Nothing shall be done within the Villas which might result in an increase in the premiums of insurance obtained for any portion of the Villas or which might cause cancellation of such insurance.

V VIOLATION OF THE LAW

Nothing shall be done within the Villas which would be in violation of any statute, rule, ordinance, regulation, permit or validly imposed requirement of any governmental body.

VI PETS

Only owners of Condominium units may have pets in the Units or on the Condominium Common or Limited Common areas (the AREAS). Tenants and guests of Owners are expressly prohibited from bringing pets into the Units or onto the Areas. Owner's pets must be on leashes at all times when being walked on the Areas. Owners of pets must immediately pick up the wastes created by their pets. Owners are responsible to prevent pets from urinating on any landscaping, buildings, grass in front of the units or property owned by others. If the Association shall determine, in its sole discretion, that a pet has become a nuisance, the Association may require that such pet be expelled from the Areas by Eagle County, Animal Control Division, and all costs associated with such shall be the responsibility of the owner.

VII TRASH AND UNSIGHTLY USES

The Association has provided outside garbage containers. These containers are located in the parking areas. All garbage shall be placed in sealed plastic bags and disposed of in the containers provided. All ashes and refuse from fireplaces are to be disposed of in the metal containers in the dumpster areas, not in the dumpsters themselves. Bins for recycling are located in the trash shed and are to be used according to the instructions of the recycling company. All cardboard boxes are to be broken down so as to lay flat in the recycling bins.

VIII PATIOS AND COURTYARDS

No person subject to these rules shall store, display or dispose of any items or material on any patio or courtyard other than (1) outdoor furniture and (2) not to exceed one face cord of firewood

stacked in the accepted cord fashion. No additional lighting shall be installed on any patio or courtyard except with the written permission of the Association. Although barbecue grills may be used on the patio or courtyard, any person using any such barbecue shall keep within his condominium unit a fire extinguisher of five pounds minimum. If a homeowner wants to replace their back patio, the material to be used must be approved by the Architectural Review Committee or Board prior to installation. The footprint of the prior patio must be maintained.

IX
PARKING AREAS

The Association intends to provide each condominium unit with two undesignated parking spaces. No commercial type of vehicle or recreational vehicle shall be stored or parked within the Villas, except in areas designated by the Association, if any. A recreational vehicle shall include motor homes, buses, camper accessories or trailers of any type. Any vehicle parked in an area not designated for such a vehicle may be towed at the vehicle owner's expense at the option of the Association.

Vehicles without current license plate registration shall be considered abandoned and may be towed at the vehicle owner's expense without notice and at the option of the Association.

X
ANTENNAS AND SATELLITE DISHES

Without the prior written approval of the Association, no exterior television satellite, or other antenna of any sort shall be placed, allowed or maintained upon any portion of the general common elements.

XI
KEYS AND LOCKS

Each owner shall at all times provide the Association or manager with access to the unit for the purpose of maintenance. Any owner failing to abide by the provisions of this paragraph shall be liable for damage resulting directly or indirectly from the failure by the Association in the event of an emergency or otherwise to obtain entrance to that owner's condominium unit.

XII
CHILDREN

Children shall be supervised by an adult when in the general common elements.

XIII
EXTERIOR DECORATION

No person subject to these rules shall hang from, drop from or affix to any window, door, or general common element any items without prior written approval of the Association. "For sale" signs may not be displayed.

XIV
MAINTENANCE OF THE GENERAL COMMON ELEMENTS

Any person subject to these rules who observes a condition within the general common elements which requires Association maintenance should report that condition by entering a

Maintenance Request via the web portal. Any condition which requires emergency attention should be reported immediately to the Association manager.

XV
NOISE AND NUISANCE

All persons subject to these rules and regulations shall respect the peace of their neighbors. In no event shall any such person play musical instruments, shout or operate audio equipment which may be heard outside that person's condominium between the hours of 11:00 pm and 8:00 am.

XVI
PERSONAL PROPERTY

Any personal property which is left in any common element may be presumed abandoned and will be disposed of by the Association at no liability to the Association.

XVII
WINDOWS

Window repairs are the responsibility of the homeowners. If the Association has coverage for broken windows due to golf balls, the Association may submit a claim on behalf of the owner, after the owner pays the applicable deductible.

XVIII
ENFORCEMENT POLICY

Any complaint of a violation of the Villas' Articles, Bylaws or Rules and Regulations will be submitted by an owner or tenant in writing to the Board. The complaint will be investigated by the Board or manager. If warranted, a letter will be written to the owner describing the violation, the date that compliance is expected, and that a fine of \$200 will be imposed if not complied with. If the owner has not complied within the stated compliance period, a fine of \$200 will be imposed and a second letter will be sent the date that compliance is expected, and a fine of \$500 will be imposed. If there is still no compliance, a third letter will be sent stating that the \$500 fine has been imposed. The Board may waive any fine, either before or after it is imposed. In addition, the Board may use any method of enforcement allowed under Colorado law, whether in addition or instead of the use of a fine.

XIX
ADDITIONAL RULES

Pursuant to the Declaration, the Board of Directors may promulgate such additional rules and regulations from time to time as the Board may deem necessary for the safety, care, cleanliness and maintenance of the Villas. Any rule or regulation promulgated by the Board will be posted the Villa's website or sent to the homeowners. The homeowners will have 30 days to comment. After that time, the rule or regulation will be automatically adopted, unless revised by the Board, in which case another 30 day comment period will start. If the Board in its sole discretion decides that an emergency exists in which the 30 day notice and comment period is not practical, the Board may adopt an emergency rule or regulation. The Singletree Property Owners Association Rules and Regulations, which is available on their website, is incorporated into the Villas Rules and Regulations and will apply to homeowners and tenants.

