

INITIAL RULES AND REGULATIONS
GAMBEL STREET PROPERTY OWNERS ASSOCIATION
Revised: September 4, 2019

Pursuant to the Declaration of Gambel Street (“Declaration”), the Executive Board (“Board”) of Gambel Street Property Owners Association (“Association”) has adopted the following rules and regulations to govern the use and enjoyment of Gambel Street Townhomes (“Project”). The following rules and regulations, except as otherwise expressly stated, apply to all Owners and their families, lessees, employees agents, invitees and guests with respect to the use of the Units and any other portion of the Project. Defined terms not specifically defined in these Rules and Regulations shall have the meaning attached to such terms in the Declaration.

I. Use.

1. The Project shall be used for residential purposes and for services, activities and recreation in conjunction with such residential use.
2. Lease Requirements. An owner of a Unit shall have the right to lease his Unit upon such terms and conditions as he 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, the Articles of Incorporation and Bylaws of the Association and these rules and regulations. No parking space may be leased to or used by anyone other than an occupant of a Unit. Any failure of a lessee to comply with the terms of the Declaration, the Articles of Incorporation or Bylaws of the Association or these Rules and Regulations shall be a material default under the lease enforceable by the Association. Each Owner shall keep on file at the offices of the Association (1) a copy of any current lease between the Owner and his tenant; (2) the tenant and owner information form; and (3) a copy of the current rules and regulations signed by the tenant.
3. All members 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 that may be heard outside that person’s unit between the hours of 10:00 p.m. and 8:00 a.m.
4. Each owner, member, guest or tenant is required to know and abide by the governing documents and rules and regulations of the Eagle Ranch Association, and the Wildlife Mitigation Agreement.

II. Residence Exteriors

1. No owner, member, guest or tenant may make any changes to the exterior of any buildings or the Common Areas without first applying to and obtaining the written authorization of the Executive Board and the terms of the Declaration.

2. No Owner, member or tenant shall install television or radio antennae, machines or air conditioning units on the exterior of the project (including any part of the balcony), or protrude through the walls or roof of the unit without first applying to and obtaining the written authorization of the Executive Board. Each unit may have a maximum of one satellite dish. Any fixture permitted to be attached to the exterior of a building shall be painted to match the exterior color of the Building.
3. No personal or household articles shall be placed or stored on or in any of the Common Area. These shall include, but are not limited to, bicycles, sports equipment, or any unsightly materials. The Association assumes no liability for, nor shall it be liable for, any loss or damage to articles left or stored in any Common Area.
4. The Association shall maintain all lawn, trees and other vegetation. Any damage to general common elements or landscaping shall be repaired at the expense of the person or persons causing the damage.
5. Owners are responsible for the snow shoveling of their backyard walkways and decks. The Association provides shoveling of all front yard and common walkways, but does not represent or guarantee that all common walkways will be kept clear at all times. Conditions of these walkways depend on snowfall and the availability of labor.
6. No charcoal grills, smokers or open flames are allowed on balconies, patios or any Common Area. Outdoor gas and electric cooking devices are permitted.
7. Balconies, patios and decks shall be used only for the purpose intended and not for storage of personal articles such as sporting equipment, toys, strollers, trash cans, pet dishes, for drying of garments, cleaning of rugs etc. No alterations may be made to these areas without first applying to and obtaining the written authorization of the Executive Board.
8. All outside decorating and/or lighting must be clean and in good repair at all times. The use of motion detectors are encouraged for outdoor, night lighting. The maximum allowable wattage in any outdoor fixture is 100 watt. The color, size, style and design of decorations must be appropriate to the character of the structure, neighborhood and surrounding environment. Items are restricted to display or use on the deck or porch only and may not be displayed or used on sidewalks, grounds or common areas without prior written permission. Owners are responsible for any damage to property from installation of decoration or lighting. Seasonal holiday decorations are limited to display three (3) weeks before and two (2) weeks after the holiday. Container gardening is allowed from May 1 to November 1. All gardening containers, pots, brackets, etc. must be stored out of site when not in use with live plants or other appropriate decoration. American flags only, not larger than 3'x5', may be displayed on front porch by standard wall mount bracket.

III. Vehicles and Parking.

1. All garages shall be used for vehicle parking and storage purposes only. Garages may only be used by occupants of a Unit. In no event shall any garage be used for commercial or manufacturing purposes, nor shall any loud noise, nuisance, or excessive utility use be permitted. The garages shall be used primarily for parking of cars and trucks used routinely for transportation by an occupant of the Unit. Therefore, no Owner shall use such Owner's garage in a manner that would preclude the parking of one car or truck within the garage. No parking of inoperable vehicles shall be permitted within the garages. Per County Code, garages cannot be converted to or used for habitation.
2. No motor vehicles shall impede snowplowing of the Association-maintained parking areas. All motor vehicles shall be moved at least once every 48 hours to allow access for snowplowing and no vehicles may be stored upon the Association's property. "Storage" as it applies to motor vehicles shall mean and refer to any vehicles that are not regularly used by an Owner or tenant. If any motor vehicles are suffered or allowed to impede snowplowing, or are unlicensed and/or not moved at least every 72 hours, or belong to anyone other than an Owner, tenant, invitee or guest of an Owner, or, in the reasonable judgment of the Association are stored upon the Association's property, whether or not moved every 72 hours, such vehicle or vehicles may be towed not sooner than 72 hours after placing notice of such violation upon the motor vehicle. Owners and tenants shall notify management if vehicles will not be moved due to extended absence.
3. No repairs to motor vehicles shall be undertaken on the Project except within an Owner's designated garage.
4. No street, driveway or parking area, unless specifically designated by the Association for such use, shall be used as a parking, storage, display or accommodation area for any type of commercial vehicle, vehicle or hire, or vehicle commonly used in the direct production of income (unless $\frac{3}{4}$ ton or less, unsigned and with all tools and equipment, including ladders, stored so that they are not visible from the street), house trailer, motor home, camper or any type of trailer, except as a temporary expedience for loading, delivery, emergency, etc.

IV. Pets.

1. Owners or tenants are allowed a total of two dogs, cats or other common household pets per Unit.
2. All dogs must be on a leash and under the immediate control of their owner or responsible person at all times.
3. Dogs may not be tethered, tied, chained or leashed to an object, plant, or tree anywhere on the Property.
4. Pet owners are responsible for the conduct of their pets and shall not allow them to create any inconvenience, unreasonable noise, hazard or unsightly mess on the common areas or adjoining property. Owners are responsible for the immediate clean up of their pet's waste and for any damage caused to the property by their pets.

V. Garbage & Trash.

1. The Association provides outside garbage containers. All garbage shall be placed in sealed plastic bags and disposed of in the garbage containers provided. There is to be no trash or storage of any kind on any Common Elements.
2. No storage of trash will be permitted outside of any unit. No littering of trash in Common Areas is allowed.
3. Owners and renters are not allowed to use the dumpsters for adjacent property owners.
4. Owners are responsible for disposal of items requiring special treatment including, but not limited to, tires, appliances, furniture, or hazardous materials.

VI. Insurance.

1. Nothing shall be done within the Project which might result in an increase in the premiums of insurance obtained for any portion of the Project or which might cause cancellation of such insurance.
2. Each owner must carry adequate personal property contents insurance pursuant to the Declaration.

VII. Miscellaneous.

1. Nothing shall be done within the Project that would be in violation of any statute, rule, ordinance, regulations, permit or validly imposed requirement of any governmental body. The Board may adopt a fine structure to enforce these Rules and Regulations, which is subject to change.
2. Pursuant to the Declaration, the Board 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 Project.