

RULES AND REGULATIONS

THE STONEWALL PLACE CONDOMINIUM ASSOCIATION OF BOULDER COLORADO

These are the Rules and Regulations governing the Stonewall Place Condominiums and the Stonewall Place Condominium Association of Boulder, Colorado. They apply to all residents of Stonewall Place, Owners and non-Owners alike. They are enforceable in accordance with our Declaration and Bylaws. The purpose of these Rules and Regulations is to ultimately provide all residents maximum enjoyment while living at Stonewall Place.

Stonewall Place is an association of individuals and a community of residents with many common interests. One common interest is to maintain the highest quality of life for all residents.

REMEMBER - TO HAVE A GOOD NEIGHBOR, YOU MUST FIRST BE A GOOD NEIGHBOR.

ARTICLE ONE: PERTINENT INFORMATION

1.1 OFFICE The Stonewall Place Condominium Association is currently managed by Countryside Asset Management, whose address is 7490 Clubhouse Road, Suite 201, Boulder, CO 80301. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The telephone number is (303) 530-0700. There is an after-hours emergency answering service at the same number.

1.2 MAINTENANCE Maintenance of all Common Elements is provided by contract labor. Repairs inside a Unit are the responsibility of the Unit Owner and not that of the Association.

1.3 GOVERNING DOCUMENTS The Condominium Project and the Association are governed by three documents: (a) THE CONDOMINIUM DECLARATION OF THE STONEWALL PLACE CONDOMINIUMS, (b) ARTICLES OF INCORPORATION, and (c) BYLAWS OF THE STONEWALL PLACE CONDOMINIUM ASSOCIATION OF BOULDER, COLORADO. These documents, as well as Budgets and other Association-related documents, are kept on file at the office of the Management Company and are available for your inspection and copying in accordance with ARTICLE ELEVEN of the Association's Bylaws.

1.4 ANNUAL MEETING The annual meetings of the Association shall be held each year on such date as shall be selected by the Board of Directors. At such meetings, the Members shall transact such business of the Association as shall properly come before the meeting, including election of members of the Board whose terms are expiring. Your Board of Directors encourages all residents to become involved in and with Stonewall Place. Attend Annual Meetings and Board Meetings and serve on various committees that advise the Board. Information on these committees is available from the Board members or the Management Company. Only through active resident participation can your Association be responsive to your needs and wishes. This will make Stonewall Place a sound investment, as well as a pleasant and enjoyable place to live.

ARTICLE TWO: DEFINITIONS

Terms used in these Rules and Regulations have the same meaning in these Rules and Regulations as such terms have in the Condominium Declaration of the Stonewall Place Condominiums.

ARTICLE THREE: GENERAL RULES

3.1 These Rules and Regulations, the Declaration, the Articles and Bylaws shall be enforced by the Board of Directors, and Fines and Individual Assessments for infractions may be levied in accordance with the Declaration and Bylaws.

3.2 Parents are responsible for infractions committed by their children; and Owners are responsible for infractions committed by their tenants and guests.

3.3 There shall be no loud noises or playing of musical instruments, radios, stereos, televisions, etc. in such a manner as to disturb other residents. Volumes shall meet the City of Boulder Noise Ordinance Regulations. The noise regulations for residential properties are a maximum of 55 dBA permitted between 7:00 a.m. and 11 :00 p.m. and a maximum of 50 dBA permitted between 11 :00 p.m. and 7:00 a.m.

3.4 No sign of any type is allowed to be placed on any part of the Condominium Community without prior written permission from the Board of Directors. With the exception of political signs, which may be displayed within 45 days before any election and must be removed within 7 days after any election.

3.5 All roadways and walkways shall be clear for emergency traffic. No cars, furniture, bicycles, barbecues, toys or other items of personal property shall be stored, left or parked on a roadway, walkway or any other place within the Common Elements.

3.6 Rugs, clothing or other household items may not be permanently hung from any window, balcony, fence, or facade of the buildings. No clothesline of any type shall be allowed which is visible from the Common Elements, the street, or neighbor's Unit.

3.7 No fireworks or firearms may be fired or discharged within the Community.

3.8 Any immoral, improper, offensive or unlawful act may be reported to the appropriate governmental authorities and will be deemed an infraction of these Rules.

3.9 No flammable, combustible or explosive fluids, chemicals or substances shall be kept within the Community except those required for normal household use.

3.10 No resident shall sweep or throw any debris onto the Common Elements.

3.11 The Board may adopt such reasonable rules as it deems proper for the Association. A copy of said rules, as they may from time to time be adopted, amended or repealed, shall be mailed or otherwise delivered to each Owner. Upon such mailing or delivery, said rules shall be in full force and effect and shall be enforced against each Owner. It shall be the Owners' responsibility to provide the Owners' tenants with the Rules and Regulations.

3.12 There shall be no use of charcoal grills within the community with the exception of the permanent grill located to the southeast of Building 5530. Per the City of Boulder fire code gas grills with a propane bottle less than 2.5 pounds are permissible for individual condominium occupants. Gas grills with larger propane bottles are not permissible at Stonewall Place and must be removed. Electric powered grills are also permissible under the City fire code.

3.13 Owners have the option of purchasing and installing a storm door. The two models approved are Larson Life Core Model 274 FL and Larson Life Core Model 271 IT. The color must be white. McGuckins Hardware and local building supply stores carry these models. Doors by other manufacturers with equivalent models in appearance and construction may be submitted to the Board of Directors for review.

3.14 Laundry room facilities are located on the south side of the 5540 garages. Keys to the laundry room may be requested from the management company.

3.15 A community bulletin board is located near the laundry room door. Owners may post information on the bulletin board.

3.16 Interior window coverings must present a uniform appearance of type and color from the exterior of the building. Approved window coverings are blinds and/or drapes in a white or buff color; installation of window coverings not consistent with this appearance is prohibited without prior Board approval.

ARTICLE FOUR: TRASH

4.1 Trash shall be picked up on a regular schedule. All trash should be put into the trash dumpster, and the area around the dumpster should be kept clean.

4.2 Bagged trash or trash cans must be kept inside the Unit if not put into the trash dumpster to be picked up.

4.3 No rubbish, garbage, trash or discarded smoking materials shall be allowed to accumulate upon the Common Elements outside of the trash dumpsters.

4.4 All trash dumpsters shall remain clear for loading/unloading for the trucks to remove garbage from the property.

4.5 Recycling bins are located on the east side of the 5550 Building and in the center of the parking lot for your use. Trash shall not be co-mingled with recyclables.

ARTICLE FIVE: PETS

5.1 No pets are permitted within the Condominium Community except owners of cats who were residents of the Stonewall Place Apartments and purchased condominium units within the Stonewall Place Condominiums are allowed to keep their cats. These cats must be registered with the Association and may not be allowed to multiply or be replaced upon their deaths or otherwise.

5.2 Cats shall not be allowed to run at large with the condominium community, but shall at all times be under the control of the owner and such cats shall not be allowed to litter the common elements.

ARTICLE SIX: VEHICLE PARKING AND TRAFFIC POLICIES

6.1 Vehicles shall be parked only in garage spaces or open parking spaces. Open parking is available throughout the parking lot. No vehicle shall be parked in such a manner as to impede or prevent ready access to any entrance or exit of a building or garage space or in fire lanes. Any vehicle improperly parked in front of a garage unit, fire lane and/or in a handicap space (without appropriate handicap ID) will be booted and/or subject to immediate towing.

6.2 Speed limit signs, stop signs, yield signs and no parking signs may be erected at the Board's discretion with authorization of the appropriate governmental agency.

6.3 Vehicles shall not extend beyond the marked boundaries of any parking space while parked. The front of a vehicle shall not obstruct pedestrians from walking along the sidewalks. Vehicles may *not* be parked in front of garages.

6.4 All vehicles parked at Stonewall Place must have current tags and registration and must be moved every 72 hours. Exceptions can be made twice a year for periods up to 2 weeks. Please notify management for an exception permit.

6.5 Parking lots are reserved for resident use only. Any vehicle parked in the Stonewall Place parking lot must have a valid parking sticker and guests must park on the street. Each condominium will be issued only 2 parking stickers for their vehicles and any condominium with a garage, will receive only 1 parking sticker. It is assumed if there is a second vehicle it will be parked in the garage and any additional vehicles must be parked on the street. Stickers must be displayed in the upper left corner of the rear window of the vehicle. Vehicles that do not have a valid Stonewall Place parking sticker displayed will be subject to booting and/or towing at the owner's expense. Stickers may be placed only on personal vehicles belonging to current residents. Owners must notify their tenants of this policy and ensure they have proper parking stickers and knowledge of the regulations.

ARTICLE SEVEN: DESIGN REVIEW COMMITTEE

7.2 Any exterior modification, alteration or addition without the written approval of the Board shall be deemed to be a violation of these rules.

7.3 Any temporary exterior holiday decorations may be displayed within 15 days before a holiday and removed within 15 days after the holiday. Christmas lights and decorations will be allowed from November 25 through February 1. All installations of exterior decorations for holiday purposes must not jeopardize the safety, welfare or convenience of the community.

7.4 In any Residence which is located above another Residence ("stacked"), the floor shall remain carpet or vinyl as it was originally installed. In the event of replacement, the carpet being installed shall be of the same or better quality and consistency as the carpet being replaced. The installation in these Residences of flooring consisting of wood, tile or any other hard surface floor coverings are expressly prohibited without prior Board approval. Flooring Replacement Guidelines are available through the management company and must be adhered to if an owner wishes to replace the flooring in his/her condominium. A copy of the guidelines may be obtained from the management office.

7.5 Air Conditioning Installation Guidelines are available through the management company. A copy of the guidelines may be obtained from the management office. The Guidelines must be followed if an owner wishes to install air conditioning in his/her condominium.

ARTICLE EIGHT: LEASED UNITS

8.1 Each Unit leased shall be for an initial term of not less than 90 days.

8.2 Leasing of a Unit for business purposes is not permitted.

8.3 There shall be no more people residing in the Unit than are allowed by the zoning ordinances of the City of Boulder.

8.4 Any non-Owner residing in any Unit shall be subject to these Rules and Regulations in the same manner as would an Owner. Any fines or Individual Assessments incurred by non-Owner residents shall be the liability of the Owner of the Unit, and shall be assessed in accordance with the procedures specified in the Declaration and Bylaws.

8.5 The Owner is responsible for the distribution of the Rules and Regulations to such Owner's tenants.

ARTICLE NINE: COLLECTION OF DELINQUENT ASSESSMENTS

9.1 All monthly assessments are due and payable on the FIRST DAY OF EACH MONTH. Any assessments not paid within fifteen days after the due date shall be assessed a \$25 late charge. Should it become necessary to file a lien on the Unit or County Court Summons and Complaint, the Owner of such Unit is responsible for all legal fees and costs.

ARTICLE TEN: ENFORCEMENT

10.1 If any action is brought in a court of law or put into arbitration as the enforcement interpretation or construction of these Rules and Regulations, the prevailing party in such action shall be entitled to reasonable attorney's fees as well as all costs incurred in the prosecution or defense of such action.

10.2 All complaints pertaining to infraction of the Rules and Regulations of Stonewall Place must be in writing, addressed to the Board of Directors, c/o Countryside Asset Management Corporation, 7490 Clubhouse Road, Suite 201, Boulder, CO 80301. The complaint must include the following:

- (a) Name and identity of individual committing the infraction;
- (b) The identification of the specific violation;
- (c) The date, time and place of the infraction;
- (d) The name, address, and telephone number of the person making the complaint, and the complaining individual's relationship to the community.

10.3 Upon receipt of a written complaint, the Board of Directors shall conduct the Notice and Hearing Procedure in accordance with ARTICLE NINE of the Association's Bylaws.

Fees may be imposed according to the following schedule:

First Offense	Written warning
Second Offense	\$ 50.00
Third Offense	\$100.00
Fourth & Successive Offenses	\$150.00 or more as designated by the Board

10.4 The Offenses of the Owner, such Owner's guests and/or tenant shall be the responsibility of the Owner.