

## **RULES AND REGULATIONS**

The Board of Directors of Timberline Place Owners Association (the "Association") has adopted these Rules and Regulations (the "Rules") governing the use of Timberline Place East Condominium by Owners, Lessees, Occupants and Invitees.

Unless otherwise defined in these Rules, each capitalized term used herein shall have the meaning given to such term in the Condominium Declaration for Timberline Place East Condominium and all amendments thereto (the "Declaration") recorded with the Coconino County Recorder. As used in these Rules, the term "Manager" means the managing agent of the Association.

### **1. OCCUPANCY RESTRICTIONS**

At no time shall any Unit be occupied by any number of persons in excess of the following:

One-bedroom Unit:	Two adults and one child
Two-bedroom Unit:	Four persons in any combination of adult or child
Three-bedroom Unit:	Six persons in any combination of adult or child

As used herein the term "person" means a natural person; the term "adult" means a person over the age of eighteen years; and the term "child" means a person under the age of eighteen years.

### **2. PATIOS**

No flammable, combustible or explosive fluid, chemical or substance shall be kept or stored on a Patio. No personal property (other than furniture maintained in accordance with Section 4.13 of the Declaration) that exceeds twenty-eight (28) inches in height may be stored on a Patio. No bicycles, motorcycles or similar vehicles may be stored or kept on a Patio. No clotheslines are permitted on a Patio, and no clothing, towels, rugs or other personal belongings may be left on walls or railings or otherwise stored on or hung from a Patio. No object shall be thrown from a Patio, and no object shall be swept or hosed off a Patio. No fencing or shade devices may be erected on a Patio without the prior written consent of the Board of Directors.

### **3. EXTERIOR LIGHTING/DECORATIONS**

No spotlights, floodlights, malibu lights or other lighting shall be placed on the exterior of a Building or on a Patio without the prior written consent of the Board of Directors. No holiday lights or holiday decorations shall be placed on the exterior of a Building or on a Patio.

### **4. WINDOW COVERINGS**

No reflective materials, including, but without limitation, aluminum foil, reflective screens or glass, mirrors or similar items shall be installed or placed upon the outside or inside of

any windows of a Unit without the prior written approval of the Board of Directors. No enclosures, drapes, blinds, shades, screens or other items affecting the exterior appearance of a Unit shall be constructed or installed without the prior written consent of the Board of Directors except for screens or other items that are part of the original Building construction.

## **5. SIGNS**

No signs (including, but not limited to, “For Sale” or “For Rent” signs) shall be permitted on the exterior of a Building or in the interior of a Unit if the signs would be visible from the exterior of the Building, or any other portion of the Condominium without prior written approval of the Board of Directors.

## **6. VEHICLES AND PARKING**

### **A. Vehicle Stickers**

Each vehicle owned or leased by an Owner or Occupant must bear a permanent access sticker issued by the Association. No vehicle may be parked overnight in the covered parking areas of the Condominium unless the permanent access sticker is prominently displayed.

### **B. Unit Owner Parking**

Each Unit is assigned a specific covered parking space. If a vehicle is parked in a Unit Owner’s assigned space without the permission of that Unit Owner, the Unit Owner may request that the Manager cause the vehicle to be towed away. Parking spaces are for Authorized Vehicles only; and any other vehicles parked in the parking areas of the Condominium without the prior written consent of the Board of Directors are subject to being towed.

### **C. Limit on Number of Authorized Vehicles**

Unless approved in advance by the Board of Directors, at no time shall the Occupants of any Unit park in the parking areas of the Condominium any number of Authorized Vehicles in excess of the following:

One-bedroom Unit: Two vehicles  
Two-bedroom Unit: Three vehicles  
Three-bedroom Unit: Four vehicles

### **D. Visitor Parking**

All visitors must park in uncovered spaces designated as visitor parking.

### **E. Prohibited Vehicles**

No gas powered go-carts, go-peds or similar vehicles may be operated in the Condominium.

**F. Traffic and Parking Restrictions**

All directional signs and arrows must be observed. The speed limit within all parking areas shall be five (5) miles per hour at all times. Parking is prohibited: in areas not striped for parking; where “no parking” signs are posted; in cross-hatched areas; and in such other areas as may be designated by Manager. All responsibility for damage to vehicles is assumed by the parker.

**7. ANIMALS**

Household pets in any Unit shall be limited to two dogs and cats, in any combination; two birds; and one fish aquarium not to exceed 100 gallons. No snakes or reptiles are permitted.

**8. RECREATIONAL FACILITIES**

**A. Swimming Pool and Spa**

Persons using the pool or spa shall do so at their own risk. No lifeguard will be provided by the Association. The Association will not be responsible for injuries sustained by persons in or about the pool or spa areas.

Anyone using the pool is required to do so in a manner considerate of others and to comply with the following rules for safety, hygiene and prevention of added repair and maintenance costs:

- In order to protect the health and safety of children under fourteen (14) years of age, no child under fourteen (14) years of age may use the pool or spa unless accompanied by an adult who shall be responsible for the safety of the child.
- All visitors must be accompanied by an Owner or Occupant.
- No person wearing diapers is permitted in the pool or spa.
- Pets are prohibited in the pool and spa areas.
- Alcoholic beverages are prohibited in the pool and spa areas.
- No smoking, tobacco chewing, or gum chewing is permitted in the pool and spa areas.
- Glassware of any kind is prohibited in the pool and spa areas.
- All persons using the pool or spa must wear swimwear.
- All persons must obey all posted signs regarding the use of the pool and spa areas.

- No pool toys or flotation devices, except float aides that attach to a person's body, are permitted in the pool or spa.
- Running in the pool and spa areas is prohibited.
- Towels shall be placed on patio furniture to protect from the residue left by suntan oils and lotions.
- All persons shall shower before entering the pool or spa.
- All persons shall remove personal items when leaving the pool or spa areas.
- The pool and spa cannot be reserved for private functions or closed to Owner or Occupant use.
- No loud music or amplified sound is permitted in the pool or spa area at any time.
- Any cost or expense incurred from damages by an Occupant or visitor shall be assessed against the Unit Owner.
- Pregnant women should not use the spa without consulting their physician. Elderly persons and persons suffering from heart disease, diabetes or high blood pressure or taking prescription drugs should consult their physician before using the spa. No person should be in the spa for more than 15 minutes at any one time.
- No person with open cuts or abrasions shall use the pool or spa.
- Pool & Spa hours are daily 10 AM to 10 PM.

The Manager is authorized to enforce these rules and has authority to ask anyone who does not comply to leave the pool and spa area. In addition, the Board of Directors may suspend the pool or spa rights of any person who violates these Rules.

**B. Fitness Center**

- Fitness Center is open 24 hours a day – residents must have Fob to access.
- Appropriate athletic wear required at all times.
- Equipment must be wiped down after each use.
- No person under eighteen (18) years of age may use the fitness center unless accompanied by a parent or guardian.
- All visitors must be accompanied by an Owner or Occupant.

**C. Clubhouse**

- The clubhouse is open daily between the hours of 10 AM & 10 PM. Residents must use their Fob to access the clubhouse.
- No person under eighteen (18) years of age may use the clubhouse unless accompanied by a parent or guardian.
- All visitors must be accompanied by an Owner or Occupant.

**9. KEYS & FOBS**

- Mailbox keys will be replaced at a cost of Twenty-Five Dollars (\$25).
- Clubhouse Fobs will be replaced at a cost of Fifty Dollars (\$50)

**10. WiFi INTERNET**

Spot on Networks, LLC (“**SON**”) is the sole authorized coordinator and manager of radio frequency use in the IEEE 802.XX band at Timberline Place. All independent 802.XX installations in the building must be coordinated with SON. Residents using 802.XX radio frequency transmission that, as determined by the Association, is not part of the services authorized by the Association, will be required to operate on certain channels as determined by the Association or SON.

**11. ENFORCEMENT**

These Rules are in addition to the restrictions on the use of the Units and Common Elements contained in the Declaration. All Owners and Occupants are responsible to read and abide by the restrictions on the use of the Common Elements and Units set forth in the Declaration. In addition to other remedies available to the Association in the event of a violation of the Declaration or these Rules, the Board of Directors may impose reasonable fines against Owners and Occupants who violate the Declaration or these Rules and may suspend the right of such Owners and Occupants to use the common recreational facilities.