

CENTENNIAL OWNERS' ASSOCIATION

RULES & REGULATIONS

PARKING:

Vehicles must be registered with First Choice Properties & Management. Once your vehicle is registered, you will be issued a permit. This permit must be displayed on the left rear windshield of your vehicle. You must have a permit. Vehicles without permits will be towed.

Parking is not assigned. However, please use discretion. Owner parking spaces are marked with white lines. The Teal Court parking lot is shared by both renters and owners. Renters are assigned spaces which are closest to the entrance to Teal Court and are marked in yellow. Owner parking spaces on Teal Court comprise the back two-thirds of the parking lot and are marked in white. If you park on the renters' side, you will be towed.

One vehicle and one parking space are allowed for studios and one bedroom units, two vehicles and two spaces for two bedroom units, and three vehicles and three spaces for three bedroom units.

PETS:

Owners only are allowed to have pets at the Centennial. Up to two dogs and/or cats are allowed per unit.

Pets must be registered with First Choice Properties & Management and an annual registration fee is assessed on your owner's statement (to help defray the cost of grounds cleanup caused by pets). The fees are \$20.00 for each dog, \$10.00 for each cat. In order to make the registration fair to all, there are no exceptions; even indoor house cats must be registered. If an owner does not register a pet, he or she will be assessed a \$200.00 fine.

Pitkin County Law: 1-7.1: A dog which is on private property (whether of its owner, possessor, keeper or any other person) shall be deemed running at large unless accompanied by (and within sight and hearing distance of) its owner, possessor and keeper, or his agent and within the positive control of said person.

Centennial Bylaws: Section 5.08(a)(9): The keeping of small, orderly, domestic pets (e.g., dogs, cats, or caged birds) not to exceed two (2) per Unit, without the approval of the Board of Managers, is permitted, subject to the rules and regulations of the Association.....Any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the Condominium upon ten (10) days' written notice from the Board of Managers. Such pets shall not be permitted upon the Common Elements unless accompanied by an adult person and unless carried or leashed.

Centennial Pet Regulations: Dogs must be under owners' control, under voice command and within visual sight or on leashes at all times. Dogs are not allowed in planted areas, excluding grass areas. Ground level unit owners may tether their dogs to the deck with a limited access to the grass directly on the south side of it. Under no circumstances may the tethered dog be able to reach the sidewalk areas or to encroach upon the adjacent unit. Dogs cannot be tethered at any time when an owner is not at home. Any feces must be removed immediately.

- Dogs may not be tied up in front of the buildings.
- Dogs may not be tied up and left alone. You may not leave your unit or the complex and leave your dog tied up outside.

- Dogs may not run at large. That means you may not open the door and let your dog outside unleashed to do its business while you remain in your unit and then call it to come in later.
- Dogs are not allowed in planted areas (flower beds and shrubbery areas).
- Visiting dogs must be leashed at all times while outside at the Centennial. Feces must be picked up.

Pitkin County Animal Control will be called to pick up any loose dogs in the complex.

FINES

Fines will be as follows:

- First offense: \$25.00
- Second offense: \$50.00
- Third and following offenses: \$100.00

HOW TO REPORT

If you observe a pet in violation, call the Association's managing agent, First Choice Properties & Management, at 923-4488 to report the offense. Have the following information available:

- The description of the dog and the dog's name, if possible. The violation (tied up in front, running loose, etc.).
- The date and time of the violation.
- The unit or owner the dog belongs to.

Any owner may report a violation.

THE OFFENDING OWNER'S RECOURSE

First Choice Properties will report the violation to the offending owner, who will be assessed a fine on his/her next owner's statement. The owner may appeal the fine to the Board by requesting that First Choice Properties place their appeal on the agenda of the next Board of Managers meeting. If the owner does not appear at the Board meeting, or if the Board decides after hearing the owner's appeal that the offense was legitimate, the fine will stand.

The owner must pay the fine. If he/she does not do so in 60 days, a lien will be placed on his/her unit. If the fine remains unpaid after 60 more days, the Board will bring further legal action.

STORAGE:

- I. Definition of Common Area Covered by this Rule:** All landscaped areas, common walkways, common stairways (including the area under the stairways), and entrance landings/porches.
- II. Items that May Be Stored in Common Areas:** Bicycles, but no more than two per unit; barbecues; firewood, not to exceed one-half cord; lawn/outdoor furniture; and, with approval by the Board of Managers, kayaks and sailboards. None of the above allowed items maybe stored in such a way as to obstruct or block normal passage, protrude above deck railings on the second floor decks, and only bicycles may be hung or suspended to or from the structure or stairway. With regard to kayaks and sailboards, because of their size, liability concerns, and variety of Centennial entrance designs, the Board of Managers will review requests for their storage in common areas, with approval granted on a case by case basis.

- III. Items that May Be Attached to the Structure:** Outdoor thermometers, bird feeders, and potted plants/flowers may be attached or hung from the structure provided that the items are not obstructing access or become a nuisance to the occupants of any of the neighboring units.
- IV. Items that May Not Be Stored in Common Areas:** Car parts, including wheels and tires, motorbikes or motorcycles, sleds or snowmobiles; furniture; boxes; garbage pails or cans; lumber; and anything determined by the Board of Managers to be unsightly or dangerous to building residents.
- V. Procedure for Removing Items that May Not Be Stored in Common Areas:** If after seven days following written notice by the Board of Managers to the owner of an item(s) stored in violation of this rule said item(s) has not been removed or corrected, then the Board shall instruct the Centennial management company to take whatever steps necessary to move item(s) to a rented storage space with the owner paying the labor cost for moving the item(s) plus a storage fee consistent with the storage space rental rate.
- VI. Procedure for Disposing of Items Unclaimed or When Owner has Not Paid Storage and/or Moving Costs:** If any item(s) is unclaimed or the cost of moving and/or storing the item(s) has gone unpaid for a period of 60 days, and after the Board of Managers has given 30 days written notice to move the item(s) and/or pay off the delinquent account, the item(s) may be donated to a charitable agency, sold
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**CONSENT OF DIRECTORS
OF
THE CENTENNIAL OWNERS' ASSOCIATION**

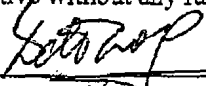
The undersigned being all the Directors of The Centennial Owners' Association, a Colorado nonprofit corporation (the "Corporation"), pursuant to a duly noticed, regularly held meeting of the Board of Directors of the Corporation in accordance with Section 7-108-201 of the Colorado Business Corporation Act, hereby approve, adopt, consent to and take the following action:

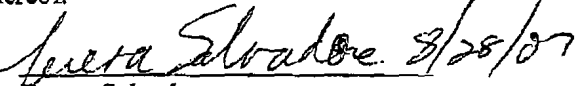
RESOLVED, that the undersigned directors of the Corporation hereby approve and ratify all acts and actions taken by the Board of Directors and the Officers of the Corporation since the last Consent of Directors of the Corporation: and,

FURTHER RESOLVED, that the undersigned directors of the Corporation hereby approve and adopt an amendment to the Centennial Condominium Rules and Regulation to add the following text, to be effective immediately upon adoption:

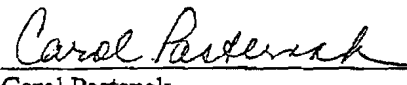
"Prohibitions: No Activities shall be permitted upon any portion of the Condominium or its Land, as defined under Article 1, Section 1.01(j) and 1.01(r) of The Centennial Condominium Declaration, which will violate the provisions of any applicable statute, rule, ordinance, regulation, permit or other validly imposed requirement of the Board of Directors or any governmental body. No nuisance shall be allowed within or upon the Condominium or the Land, nor shall any use or practice be allowed which is a source of annoyance to residents or which interferes with the peaceful possession and proper use of the Condominium or Land by its Owners and residents. For purposes of these Rules and Regulations, nuisance shall be deemed to include, without limitation, activities which annoy and disturb one in possession of his or her property, rendering its ordinary use or occupation physically uncomfortable, such as smoke, odors, noise or vibration."

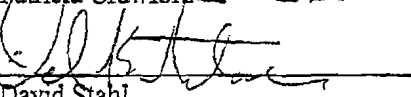
IN WITNESS WHEREOF, the undersigned directors have hereto affixed their signatures effective as of the 25th day of May 2008, it being understood that this Consent shall be effective without any further action as of the date hereof.


8/28/08
Ed Cross


3/28/07
Teresa Salvadore


8/28/08
~~Patricia Crawford~~ JEFF ROOP


Carol Pastenak


David Stahl

CENTENNIAL OWNERS' ASSOCIATION

**** PET REGULATIONS & ENFORCEMENT ****

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RULES & REGULATIONS

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WHAT THIS MEANS

- Dogs may not be tied up in front of the buildings.
- Dogs may not be tied up and left alone. You may not leave your unit or the complex and leave your dog tied up outside.
- Dogs may not run at large. That means you may not open the door and let your dog outside unleashed to do its business while you remain in your unit and then call it to come in later.
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THE BOARD IS VERY SERIOUS ABOUT PET REGULATION ENFORCEMENT. PLEASE TAKE HEED. A LITTLE COOPERATION CAN GO A LONG WAY.

CENTENNIAL OWNERS' ASSOCIATION

**c/o First Choice Properties & Management, Inc.
0252 COUNTY ROAD 167
GLENWOOD SPRINGS, CO. 81601
970/945-5488**

PET REGISTRATION 2005

Owners only (not renters) are allowed to have pets at Centennial. Up to two Dogs and/or Cats per unit.

Unit Address: _____

Owner Name: _____

Phone: _____

Pet Registration Fees: Dogs: \$20.00 each; Cats: \$10.00 each

Pet #1: Dog Cat (circle one)

Pet #2: Dog Cat (circle one)

Breed: _____

Breed: _____

Color: _____

Color: _____

Name: _____

Name: _____

Tag #: _____

Tag #: _____

