

MIDLAND PARK CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS
Effective as of September 10, 2003

1. Each individual space shall be used for residential purposes only, and none shall be used for any commercial or business purpose.
2. No owner shall obstruct, damage or commit waste to any of the common elements.
3. No owner shall change, alter or repair or store anything in or on any of the common elements (i.e. balconies) without the prior written consent of the Board of Directors on the recommendation of the Architectural Committee.
4. No noxious or offensive activity shall be carried on upon any part of the project nor shall anything be done or placed on or in any part of the project, which is or may become a nuisance or cause embarrassment, disturbance or annoyance to others.
5. No activity shall be conducted on any part of the project and no improvements shall be made or constructed on any part of the project, which are or might be unsafe or hazardous to any person or property.
6. No sound shall be emitted on any part of the project, which is unreasonably loud or annoying.
7. No unsightliness shall be permitted on or in any part of the project. Nothing shall be kept or stored on or in any of the common elements, nothing shall be hung or placed upon any of the common elements, and nothing shall be placed on or in windows or doors of individual spaces which would or might create an unsightly appearance.
8. No signs or advertising devices of any nature shall be created or maintained on any part of the project without the prior written consent of the Association or recommendation of the Architectural Committee.
9. No radio, television or other type of antenna shall be installed or maintained on any part of the project buildings without the prior written consent of the Association on recommendation of the Architectural Committee.
10. No dogs shall be maintained, kept or harbored within any individual space, on or in any of the common elements, or within any area of the Midland Park Project.
11. Each individual space and all improvements, fixtures and furniture and equipment therein and any common elements appurtenant to a condominium unit shall be kept and maintained by the owner of the condominium unit in a clean, safe, attractive and slightly condition and good repair.

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12. No structural alterations within any individual space or with respect to any common elements shall be made and no electrical, plumbing or similar work within any individual space (except minor repair work not affecting the overall utility systems) shall be done without the prior written consent of the Association.
13. No permanent structures can be erected on common elements unless reviewed and recommended by the Architectural Committee with approval of the Association Directors and applicable and appropriate building permits have been secured.
14. No playground equipment may be erected unless approved by the Architectural Committee and recommended for approval to the Board of Directors of the Association.
15. No equipment, which is obsolete or unused, may be stored on the lawns.
16. If any provision of the declaration or rules and regulations is violated by a tenant, licensee or guest of any owner (or anyone occupying the premises with his consent,) the owner shall be responsible for any such violation to the same extent as if he or she had committed the same.
17. The quiet hour on the project premises shall be considered to be 11 pm.
18. The number of cats will be limited by attrition and ultimately, there will be allowed only one (1) cat per unit.
19. Pursuant to a Land Lease with John S. Walker dated December 19, 2002, the Association has adopted the following Rules:
 - a. Owners are prohibited from leaving furniture (such as lawn chairs or tables) in the Common Area (Leased Area as defined in the Lease) behind Buildings 600, 700 and 800 which is visible from Mascotte Road, unless the furniture is temporary and in present use by a member. If an Owner leaves furniture in the Common Area (Leased Area), such furniture is subject to removal by the Association.
 - b. No improvements which are not in place in the Leased Area as of December 19, 2002 will be permitted by the Association. Any unauthorized improvements in the Leased Area are subject to removal by the Association.

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20. Homeowners' assessments are due on the 1st of the month and are considered late after the 15th. Late fees are \$15.00 if payment is received after the 15th but during the month owed, \$30.00 after 60 days and \$60.00 for each month the assessment continues to be in arrears after 90 days. All payments will be applied to the oldest balance. The fee for returned checks is \$50.00. Interest charges may be applied in addition to late fees.

21. Any individual who is in arrears in the payment of assessment liens on his/her/their unit is subject to an assessment lien by the Association. As of July 9, 2003, any owner who is delinquent in excess of \$1,000.00 shall be subject to the recording of an assessment lien against each owner's unit by the Association in the records of Pitkin County, Colorado. Such owner shall be responsible for payment of a \$30.00 fee to have such lien removed, plus a \$5.00 fee per page for recording, in addition to all fees permissible under the declaration, including, but not limited to, the principal balance of assessment fees, late fees in the sum of \$15.00 per month for each month assessment fees remain unpaid, interest, and attorney's fees, is necessary to collect the assessment arrearage.

Discussed and approved at a General Homeowners Meeting on April 9, 1979 and voted approved by the Board of Directors of the Midland Park Condominium Association and signed by Rita Deutsch, former President, on 4/12/79. Amended to include Rule # 18 at annual meeting of the MPCA on 9/21/88. Rule # 19 added per Board Resolution effective 12/19/02.

MIDLAND PARK CONDOMINIUMS RESIDENT/RENTER PARKING RULES AND REGULATIONS

1. All parking is assigned on a per bedroom basis with no homeowner to exceed the following configuration:
 - 1 bedroom - 1 vehicle
 - 2 bedroom - 2 vehicles
 - 3 bedroom - 3 vehicles
2. Those units with garages are to use inside garage space plus driveway for a total of 2 cars.
3. Lots at 100 and 200 Building and 700 and 800 Building are assigned parking only. Guest spaces here are not for use by resident homeowners. Guest parking is for guests only. Contact the Board of Directors if you are not sure of your assigned space.
4. Railroad tie wall on South side of roadway across from 100 and 200 Buildings is unassigned parking for guest's use. Please inform your guests of this area to avoid unnecessary towing fees. Please inform your guests that they must move their cars daily.
5. All cars in the complex are to be operable summer and winter to facilitate quick removal for fire apparatus, snow removal, street cleaning etc. Downed cars will be removed from the parking lots by the Board of Directors if not attended to.
6. Snowfall - Although cars may be parked under normal circumstances from 48 to 72 hours, during/after snowfall of more than 4 inches, or anticipated accumulation during the day, each homeowner is expected to remove their car from the complex during the day to facilitate snow removal.
7. Major snow clean-up days will be announced by written notice and any car in the lot after 8 am on these days is subject to tow at the owner's expense.
8. Absolutely **NO PARKING** at any time is allowed along the North or South side of the island at 100 and 200 Building lot; or, along the North side of Road at 300, 400, and 500 Buildings, especially near the island in the upper lot.
9. No resident shall allow a friend to park/store or otherwise enjoy parking space at Midland Park.
10. All owners with long-term guests/renters shall be responsible for these guests/renter's vehicles. These persons should be informed of all parking regulations to insure the homeowner's good standing with the residents of Midland Park.
11. All Midland Park residents are free to call for a tow when any of the above conditions are not being met

Revised June, 2006
Dear Homeowners,

It is very important that you read this updated version of the Emergency Procedures as we have had pipe freezing incidents during the winter when homeowners have been on vacation.. It might be important to let your faucets drip overnight in the winter so that your pipes do not freeze. Please read this carefully and post it on your refrigerator or keep it somewhere accessible. As your property manager, it is important for you to call me if something happens. However, I am not always available as this is a very part time job for me. Please feel free to call the providers listed below if anything happens as a result of a frozen or burst pipe or any other mishap. We can determine who gets the bill once the issue is assessed.

EMERGENCY PROCEDURES

Hide a house key or leave a key with a neighbor, and let your neighbors know where you have left a house key. Tell your neighbors if you are going to be out of town and leave a phone number where you can be reached in case of an emergency. Leave the heat on (at least 65 to 70).

Turn off the water to your washing machine when you are out of town. Keep faucets, hoses, and water heater in good repair. Familiarize yourself with all faucets at base of fixture.

In a plumbing emergency, turn off the water at the accident's source. Call a plumber.

Service bills may be sent to homeowner and then presented to the property manager, Deborah Stein (or treasurer Kate Fuentes) for payment, if the accident is the Association's responsibility (outside of the common walls) which can be determined by the board.

Suggested service people:

Bishop Plumbing 925-8610

Soderberg Plumbing 925-8444

American Integrity Plumbing 927-2474

For drain back up,

Roto-Rooter 925-1833

Water extraction from carpets and cleaning:

Snow Slope 704-1171

High Country Carpet Care: 945-4476

Ajax Cleaners 925-3747

Water damage restoration

Service Master 925-9255

Durgin Electric: 927-9339

For construction and drywall repair, call

Dave Miller at 618-3473

Our Association's Insurance: