

# Chadwick Estates, Chadwick Place and Atriums

## Joint Use Agreement

### Rules & Regulations

#### DEFINITIONS:

Each capitalized term in these Rules and Regulations, unless otherwise defined, shall have the same meaning as set forth in the Joint Use Agreement.

#### GENERAL

1. Sidewalks, driveways, and stairways shall not be obstructed or used for any purpose other than ingress and egress to and from the Common Area.
2. Noise, which disturbs others, shall not be permitted if avoidable.
3. Responsibility for repair of damage caused to Common Areas including but not limited to walls, landscaping, appurtenances, properties or equipment will be that of the Owner of the unit whose family, Guest, or lessee caused such damage. The Owner will be responsible for all costs.
4. Sand urns located in the Common Areas are to be used for cigarettes, cigars, and such material only. Food, bottles, cans or other such trash shall not be disposed in these receptacles.
5. No Owner or Guest shall interfere in any manner with any portion of lighting, heating, air conditioning, or other apparatus for the Common Areas and Common Elements.
6. Hazardous or flammable materials may not be stored anywhere on the Property.
7. Except in areas so designated, eating of food, drinking of beverages, and littering of any kind is prohibited in the Common Areas.
8. Footwear must be worn to and from the pool area.
9. Owners and Guests may NOT adjust TEMPERATURE controls on pools and spas. Please notify the Association.
10. Except for Chadwick Estates, LLC or Chadwick Estates Home Owners Association, no Owner or Guest shall place or permit to be placed on the exterior of any building, the Property on which the building has been constructed; the Common Area of the Project; any sign, poster, billboard, advertisement, or similar form of display (including without limitation, broker signs, contractors signs, architect signs, open house signs, open house flags, political signs and advertisements, etc.)
11. No Owner or Guest shall be permitted to use the Common Area unless in good standing with such Owner's or Guest's Association. For example, if an Owner of Chadwick Estates has not paid their association dues in accordance with the Chadwick Estates Declaration of Covenants, such Owner shall not be permitted to use the Common Area. It shall be the responsibility of each Association to report to Chadwick Estates HOA any Owner not in good standing.
12. No Owner or Guest shall be permitted to use the Common Area if such Owner or Guest is in non-compliance with the recorded covenants attached to the Owner's or Guest's property.

#### PARKING

Cars, trucks, tractors, motor cycles, recreational vehicles and trailers (collectively called "Vehicles") must be kept at all times completely inside a garage and are not permitted to be parked elsewhere except as otherwise specifically stated herein. Ski Mobiles, boats and all trailers must be kept at all times completely inside a garage and are not permitted to be parked in driveways or any other Common Area. Private cars,

trucks and motor cycles (exclusive of all other vehicles) owned by an Owner or an Owner's Guest may be parked in the Owner's driveway, but only on a temporary basis and only if they do not display commercial signs. Commercial Vehicles may be parked in a street or driveway when necessary for providing services to the Common Area, or for pickup and delivery service, but only while undertaking this activity and never overnight. No vehicles may be repaired or maintained on the Common Area. Vehicles engaged in construction of subdivision improvements or dwellings, on behalf of the Developer, will be permitted within Chadwick Estates for such purposes.

#### **GUESTS & LESSEES**

Owners will be responsible for the actions, behavior, and any damage caused by their Guests to any of the Common Areas or Common Elements. It is the Owner's responsibility to make sure that their Guests are aware of the Rules and Regulations.

#### **TRASH & GARBAGE**

No garbage, trash, refuse or rubbish may be deposited, dumped or kept on the Common Area.

#### **PETS**

1. Pets are to be maintained in the Common Areas pursuant to all municipal regulations and laws.
2. Pet Owners shall be responsible for damage caused by their pet or the pet of their Guest to the Common Areas.
3. Outside pets must have required immunization and vaccination shots as recommended by the American Veterinary Association. Proof of shots must be shown on request.
4. Any pet that creates a nuisance to residents must be immediately removed.

#### **POOL AND SPA**

1. Rules for the pool and pool area will be posted at the pool area and will be enforced by the management company or any Association under the Joint Use Agreement.
2. Pool hours: 10:00 am to 10:00 pm – subject to change by the management company.
3. Pool may be used by the Owners and Guests.
4. No lifeguard is on duty. Use the pool at your own risk.
5. Children under 12 must be supervised by an adult at all times.
6. Parents are responsible for the conduct and safety of all of their minority-aged children and Guests at all times.
7. Children who are not toilet trained or wear diapers must wear protective pants.
8. The spa is not a swimming pool or kiddie pool. Children under 12 are not allowed in the spa. CAUTION: Water temperature is maintained at 105 degrees.
9. Shower before entering the pool or spa.
10. No breakable containers and no food or drinks are permitted while in the pool or spa area. Food is allowed only in designated deck areas.
11. NO DIVING!!!!
12. No running, rough play, or throwing any objects (Frisbees, balls, etc.).
13. Floats or boogie boards and remote control toys are not allowed in the pool. Fun noodles and life vests are permitted.
14. Animals are not allowed in the pool or pool area.

15. Hair longer than shoulder length must be tied up or worn in a cap.
16. Only bathing suits are to be worn in the pool.
17. Only battery operated devices are allowed in the pool area. Radios must be maintained at a low volume as not to disturb others. Personal headsets are preferred.
18. Do not remove furniture from the pool area.
19. Cover chairs and lounges with towel or cloth when sunbathing.
20. Placing towels or other objects on it, except when you are in the pool area cannot reserve pool furniture.
21. Cigarettes must not be stubbed out on the pool deck and must be disposed of in an ashtray, which then must be emptied into a trash container. Cigarette butts must not be left in the pool area.
22. All pool gates must be locked at all times for safety and security of children.
23. No one, at any time, may climb or jump over a fence on community grounds. This specifically includes the pool and spa areas.
24. Only AUTHORIZED personnel can adjust the pool or spa thermostats and controls. Owners and Guests tampering with controls at the pool (other than the timer on the hot tub) is specifically prohibited. Contact the Association or the management company for temperature adjustments.
25. No food or DRINK is permitted within four feet of the pool or spa.
26. No one under the age of 18 may use the gas grill. The gas grill must be cleaned (use the scraper) after every use.

#### **FITNESS CLUB (EXERCISE ROOM) & SAUNA**

1. An adult must accompany children under 16 at all times. No one under 12 is permitted in the Fitness Club at any times.
2. The use of exercise machines is at your own risk.
3. No radios or other audio devices (except which has been provided by the facility) are permitted. Personal headsets are acceptable.
4. Smoking is not permitted.
5. Fitness Club hours are established by the management company.
6. All weights must be returned to their appropriate racks when not in use.
7. Never leave weights on bars.
8. Wipe down equipment after use.
9. Report damage or inoperable equipment to the ASSOCIATION or management company immediately.
10. If you are inexperienced in using the sauna, it is important that you seek the advice of your doctor before you use it.
11. No person should use the sauna alone. There should be 2 or more people present while the sauna is being used.
12. You must leave the sauna clean, turn all controls to zero, and turn off all of the lights.
13. Children under the age of 16 are not permitted in the sauna.

## ENFORCEMENT

1. These Rules and Regulations will be enforced by Chadwick Estates, LLC, Chadwick Estates Home Owners Association and the management company.
2. Any violation of these Rules and Regulations will result in the penalties described herein after such Owner or Guest has been notified of such violation to the address of record in the assessor property records of Routt County or at such other address on file with the management company.
3. Penalties:
  - a. The first violation of any of these Rules or Regulations by any Owner or Guest will result in a fine of \$500.00.
  - b. The second violation of any of these Rules or Regulations by any Owner or Guest will result in the suspension of such Owners and their Guests privileges to use the Common Area for a period of time not to exceed two (2) weeks.
  - c. The third violation of any of these Rules or Regulations by any Owner or Guest will result in the suspension of such Owners and their Guests privileges to use the Common Area for a period of time not to exceed six (6) weeks.
  - d. The fourth violation of any of these Rules or Regulations by any Owner or Guest will result in the revocation of such Owners and their Guests privileges to use the Common Area.
4. It shall be a violation of these Rules and Regulations to allow any Owner or Guest access to the Common Area during such Owner's or Guest's suspension or revocation.