

ASPEN GLEN GOLF VILLAS OWNERS ASSOCIATION

Rules and Regulations

Amended December 2021

PREAMBLE: The Rules and Regulations for Aspen Glen Golf Villas govern certain aspects of the day-to-day use of the common elements and units. Unless otherwise specifically provided, references to the common elements include the limited common elements and the term property means the entire condominium. These Rules and Regulations may be repealed, replaced, or amended as provided in the condominium declaration and association bylaws.

1. No clothing, towels, rugs, or similarly inappropriate personal property shall be placed or hung outside the unit.
2. Except for garage storage or as otherwise provided, no bicycles, toys, strollers, games, recreational or other personal property shall be left on the common elements.
3. The common elements shall be kept free of litter, debris, and refuse. Litter, debris, and refuse shall not be stored or placed on the common elements except in containers approved by the Association.
4. Motor vehicles, including all-terrain vehicles, motorcycles, and snowmobiles, shall not be repaired on the property. Any such vehicle that is inoperable shall be removed from the property within 96 hours.
5. A motor vehicle horn shall not be sounded on the property except to provide a warning or in an emergency.
6. Feeding of wild animals other than birds is prohibited.
7. Extra hazardous material, including explosives and inflammable liquids, shall not be brought onto, used, or stored on the property.
8. Except as authorized by the Association, no unit owner shall place a name or other identification of the unit on the unit or the common elements.
9. A unit owner is responsible for damage to the property caused by the owner or his or her children, invitees, and tenants.
10. Any unit owner dissatisfied with the management of the condominium, or the actions of any other person shall file a written complaint with the Board of Directors of the Association.
11. *The Springs Trust* prohibits outside overnight parking of boats, recreational vehicles, trailers, and commercial vehicles within *The Springs Trust Area*. Aspen Glen allows commercial vehicles during daylight hours for unloading and loading or when work is being performed on a Unit. Construction equipment may be temporarily parked overnight during a project if specifically waived by the Board.
12. No occupant of a unit shall carry on or permit any activity which is likely to annoy or disturb the occupancy of any other unit.
13. An owner wishing to have pets must receive approval from the Board of Directors.
14. Quiet hours are from 10 PM to 8 AM Sunday through Thursday and 11 PM to 8 AM Friday and Saturday.

15. Landscape gardens adjacent to condo units are the responsibility of individual owners to maintain each year. To start each spring, the Association will schedule and pay for an initial spring cleanup along with mulch to be provided by a contract service provider. After the initial spring cleanup, it is the responsibility of the individual owner to weed, trim and maintain their gardens throughout the remainder of the year. Any replacement or addition of garden plantings is at the expense of the individual owner. If owners are not able to maintain their gardens, they should hire a service to regularly maintain their garden (the Association has a local contractor available for hire). If it is deemed by the Association Board of Directors that a condo owner is not maintaining their garden with weeds, overgrown bushes, tree saplings, etc. visible from the road or golf course, the Association will hire a service to maintain the garden and the cost will be added to the individual owner's dues. Owners deemed by the Board of Directors not to be maintaining the garden will be given 14 days' notice to comply.
16. For sale signs are not permitted on any common elements and property. For sale signs are permitted inside units in two locations, the front and back corner windows inside the Unit with the size of the sign not to exceed 18" X 24".
17. Maintenance of outside decks and railings are the responsibility of the owner. The Association is responsible for all vertical exterior adjoining the decks along with exterior siding, stucco, masonry stone, roofs, and original skylights (not skylights added by owner). Owners are responsible for all windows, glass surfaces and doors (garage, front, and patio doors). Association insurance will cover any damage caused by errant golf balls.
18. Changes to Condo Association common areas (elements) must be approved by the Condo Association.
19. Existing condo exterior colors must be maintained when maintenance or renovations occur except for front doors.
20. Gutters and exterior condo windows will be cleaned twice per year in the spring and fall.
21. Overnight parking on Aspen Glen Road is prohibited unless specifically waived by the Board, such as during road or building construction.
22. Please let your neighbor know if they are disturbing you with noise during quiet hours, pet problems, parking problems or other annoyance. If there are repeated problems, please inform the Board President, who will intervene. Further disturbances can result in a written warning from the Board of Directors and possible penalties. As a last resort, please contact the sheriff for assistance.