

**One Pearl Homeowners Association**  
**Rules & Regulations**

**I. Administration and Operations**

**a. Tenants**

- i. Owners are responsible for actions of their tenants and their guests. Any violation and therefore, any charges or fees associated with such violation shall be the responsibility and liability of the Owner of the Unit in which the tenant lives, or to which the guest or invitee was living.
- ii. Owners must get approval from the Board to lease their units. No more than five units can be rented at any given time. If this procedure is not followed, each month the unit owner is in violation will be counted as a new offense.

**b. Pets**

- i. Residents may keep domestic pets: dogs, cats, birds, reptiles, or other animals, (hereinafter called "Animals"), only in the following ways:
- ii. Animals shall be carried or be directly supervised, preferably on a hand-held leash.
- iii. Animals shall not be leashed to any object on the Limited or General Common Elements, inside or outside of the building.
- iv. Owners are responsible for any property damage, injury or disturbances caused by such animals.
- v. Animals shall not be permitted to bark, howl or make other loud noises for such a time as to disturb others.
- vi. Owners shall pick up animals waste immediately.

**c. Litter and Cigarette butts**

- i. It is prohibited to litter or dispose of cigarette butts anywhere outside the disposal installations provided for such purposes.
- ii. No litter or objects may be placed in or on any Limited or General Common Elements including but not limited to: hallways, stairwells, mailbox area, courtyard or laundry room.

**d. Uses of Limited and General Common Elements**

- i. Private property, such as toys, tools, laundry, etc., may not be left unattended in the Limited and General Common Elements.
- ii. No exterior decorating shall be done to any Unit, nor shall any change be made to the doors or windows without written approval of the Association. Holiday decorations are allowed but must be removed within 30 days of the holiday.
- iii. No signs or placards of any type shall be posted on the Limited or General Common Elements.
- iv. Nothing shall be altered, constructed or removed except upon the prior written consent of the Association.
- v. There shall be no obstruction, of the General Common Elements, nor shall anything be kept or stored on any part of the General Common Elements without the prior written consent of the Association.
- vi. No Owner, resident or lessee shall install anything in common areas except as authorized by the Association.

**e. Disturbances**

- i. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made, loud, disturbing or objectionable noises and in using or playing or permitting to be used or played, musical instruments or devices in such a manner as may disturb or tend to disturb Owners or occupants of other Units.

- ii. No construction, moving of large household items into or within a unit, or use of Limited or General Common Elements so as to create a disturbance are allowed between the hours of:  
Monday through Friday: 9:00 p.m. to 8:00 a.m.  
Saturday, Sunday and Holidays: 10:00 p.m. to 8:00 a.m.

**f. Moving**

- i. All damages incurred in a move by owner or lessee is the responsibility of the owner.
- ii. Moves are only scheduled between 8:00 a.m. and 9:00 p.m. Monday through Friday, and 8:00 a.m. and 10:00 p.m. on Saturday and Sunday.
- iii. All moving boxes must be crushed and/or flattened before being disposed of in the dumpster.
- iv. All hallways and stairwells must be kept clear at all times. At no time are boxes or furniture to be left in the Limited or General Common Elements.

**II. Enforcement—These Rules and Regulations are enforceable by the Association.**

- a. The association may suspend any Owner's voting rights during any period or periods during which the Owner fails to comply under these Rules and Regulations.
- b. Complaints against violators of any of the rules and Regulations shall be submitted to the management company in writing stating the nature of the violation, date, time, location, name(s) of the accused and all pertinent facts needed to support the complaint(s). There must be a total of two (2) different written complaints from two (2) different owners before action will be taken.
- c. If you violate any Rule or Regulation you will be sent a 1<sup>st</sup> notice requesting that you correct the infraction or cease the action. If the problem continues, you will be notified a second time and, if you request, offered a chance to attend a hearing at which you may tell your side of the story. After the hearing, the Board will decide if a fine should be allocated. If you elect not to request and/or attend the


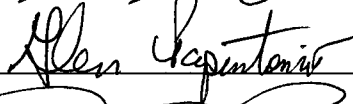
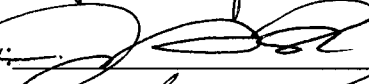
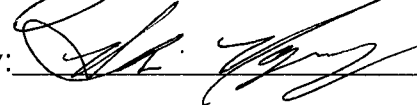
hearing, a fine will automatically be assessed. Any out-of-pocket expenses incurred by the Association shall be passed on to you.

First Offense: Warning Letter  
Second Offense: \$50.00 fine  
Third Offense & Beyond: \$100.00 fine

d. All fines are due 20 days from the date of issue. If not paid, fines are subject to a late charge of \$25.00 and subject to the One Pearl HOA Collection Policy.

ONE PEARL HOMEOWNERS ASSOCIATION HAS ADOPTED AND ESTABLISHED THESE RULES AND REGULATIONS TO HELP MAINTAIN THE VALUE OF THE PROPERTY AND TO PROMOTE ONE PEARL HOMEOWNERS ASSOCIATION AS A PRIME RESIDENTIAL PLACE TO LIVE.

One Pearl Homeowners Association, Inc.  
A Colorado non-profit coporation.

By:  Travis Mutha President 6/24/09  
By:  Glen Papantonio Vice President 6/24/09  
By:  Justin Beck Secretary  
Treasurer 6/24/09  
By:  Hai Nguyen TREASURER  
Secretary 7/2/09