

To: Copperstone Homeowners
From: Copperstone Board of Directors
Subject: Rules and Regulations

Dear Copperstone Owner;

On May 18, 2020 the Board of Directors of Copperstone Condominium Association, Inc., approved revisions to the Rules and Regulations, which were originally adopted on September 24, 1999, amended on April 25, 2005, and again on May 21, 2012.

Please read the enclosed Rules and Regulations carefully, as they affect all Owners and Guests, and will serve as a guide to living at Copperstone. Following and abiding by the Rules and Regulations will make Copperstone a better place to live and help preserve our property values. Failure to follow the Rules can result in fines and legal procedures.

These Rules supersede all previous rules, regulations and policy resolutions, and may be revised, in any way, consistent with Colorado Statute and/or project documents, such as the Declaration, Bylaws, Rules and Regulations, at any time, by the Board of Directors as conditions warrant, and revision shall be effective three days after a written copy thereof is sent to the Owners.

This document should be kept with the copy of the *Condominium Declaration of Copperstone Condominium* that you received when your unit was purchased. Your *Condominium Declaration of Copperstone Condominium* contains additional information of importance in regard to living at Copperstone.

If you have any questions regarding this document, please contact MSI, LLC, Inc. at 303-420-4433

Thank you for helping to make the Copperstone Community feel like home!

Copperstone Condominium Homeowner's Association Board of Directors

**ASSOCIATION RULES AND REGULATIONS
OF
COPPERSTONE CONDOMINIUMS**

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**ASSOCIATION RULES AND REGULATIONS
OF
COPPERSTONE CONDOMINIUMS**

I. INTRODUCTION

These Association Rules and Regulations ("Rules") are adopted by the Board of Directors (the "Board") of Copperstone Condominium Association, Inc. (the "Association") for the benefit of the Owners of Copperstone Condominiums (sometimes referred to herein as the "Community"). They are intended to contribute to preserving a clean, attractive, and peaceful environment. They are not intended to unduly restrict or burden the use of the property.

Copperstone is a condominium community. As such, residents share walls, floors and ceilings in common with other residents and a certain amount of noise and vibration from other Units is inevitable and should be expected. To ameliorate these effects, all residents are asked to be considerate of others and to refrain from engaging in activities and behavior that would interfere with the peaceful and quiet enjoyment of the Community.

The essence of these Rules is for each Owner to treat others with respect and courtesy and to exercise common sense so that Copperstone can be an outstanding place to live. All Owners and their guests (i.e., their family members, invitees, and licensees), as well as tenants, their family members, guests, invitees, and licensees, are bound to abide by these Rules, which are adopted pursuant to and in accordance with the provisions of the Condominium Declaration of Copperstone Condominiums ("Declaration"), the Articles of Incorporation, the Bylaws (collectively, the "Project Documents"), and the Colorado Common Interest Ownership Act. The Rules are supplementary to the Project Documents and should be read in conjunction with the Project Documents.

These Rules supersede all previous rules, regulations, and policy resolutions, and may be revised in any way consistent with Colorado Statute and/or Project Documents by the Board of Directors, at any time, as conditions warrant, and revisions shall be effective three days after a written copy thereof is sent to the Owners.

The Board, in its discretion, may delegate its powers and duties with respect to the granting of consents, approvals, and permissions under these Rules to a Committee appointed by the Board, to a manager, or to a managing agent.

In addition to these Rules and the Project Documents, Owners and their guests are bound by any applicable federal, state, or local law, ordinance, or regulation. Owners are urged to contact appropriate legal authorities in the event they are aware of activities deemed to be a violation of federal, state, or local law.

In the event that any applicable federal, state, or local law, or any provision of the other Project Documents, are in conflict with these Rules, these Rules will be considered severable, and the invalidation of any Rule, or part of any Rule, contained herein shall not invalidate the remaining rules or parts of the Rules.

No provision contained in these Rules shall be deemed to have been abrogated or waived by reason of any failure to enforce the same (except where a right is dependent upon the notice to

be given within a specified period), irrespective of the number of violations or breaches that may occur.

Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Declaration.

Any reference to Guest in these Rules shall include any person other than the Owner who is rightfully within the community. This shall include a tenant of an Owner, an agent, employee, contractor, licensee, guest or invitee of an Owner, or the Association, or a tenant.

An Owner shall be subject to fines for violations of any of these Rules, by the Owner or a Guest, pursuant to the Association's Covenant Enforcement Policy.

II. OCCUPANCY STANDARDS

- A. An Owner shall occupy or use his/her Residential Unit or the Common Elements only for residential purposes. The Owner shall not permit the same, or any part thereof, to be occupied or used for any purpose other than residential purposes, as applicable, for the Owners and the Owner's guests.
- B. An Owner may lease or rent his/her Residential Unit only in strict compliance with the provisions of the Declaration (Section 4.6(c)) regarding leases and tenancies. Subleasing, time-sharing, and transient use are prohibited. Requirements for leasing are as follows:
 - 1. The Association must receive a copy of the lease within 14 days of the lease being signed;
 - 2. The Association must receive the current address and phone number of Owner, the Owner shall have a continuing duty to update the Association of any changes of his/her contact information; and
 - 3. Both the Owner and tenant have a continuing obligation to provide evidence of insurance during the term of ownership and/or lease/rental.
- C. Owners who rent their units or have purchased their homes since 2009 must, under penalty of federal law, install carbon monoxide detectors within 15 feet of each bedroom.
- D. Garage Units may be leased in conjunction with the lease of the Owner's Residential Unit, or to other Residents of the Community, but not otherwise. Garages must be only used to house a motor vehicle.
- E. Owners and tenants must use the garage and/or assigned parking designated to their unit as their primary parking before secondary use of visitor parking.
- F. In all cases, it is the responsibility of any Owner to guarantee the appropriate behavior of his/her tenants, and to make sure that his/her tenants are aware of and abide by the Community's Project Documents. Violations by a tenants can result in the suspension of the privilege to use Common Elements and subject the Owner to a fine.
- G. Owners shall be responsible for all acts of their tenants, and any damage to the Association Properties by a tenant may subject the Owner to being assessed for the damage, including attorney's fees and costs, and/or a fine.
- H. For sale and for rent signs are limited to one sign which will fit reasonably within a window of a Unit, on the balcony rail of the Unit, or on the ground level directly in front of the Unit. No lawn signs are allowed on the common area lawns or at the entrances to the property. Any damage as a result of the sign is the Owner's responsibility for repair. Open house signs are permitted during the open house and within a two-hour window of the scheduled start and completion of the open house. Costs to remove open house signs will be billed to the homeowner.
- I. Fire alarms are located throughout the community. Teach children and visitors to respect them. False alarms are a danger to everyone. Fines will be imposed.

- J. Owners must submit an Owner Information Form to the property manager no more than two weeks after change of Ownership of a Unit. Owner Information Forms can be obtained from the Property manager. A template Owner Information Form is attached to these Rules and Regulations as Exhibit A.

III. COMMON ELEMENTS

The term "Common Elements" shall mean the areas, facilities, swimming pool, and all portions of the Community other than the Units and the Limited Common Elements. The "Limited Common Elements" shall mean those areas reserved for the exclusive use of one or more of the Units, but fewer than all of the Units.

- A. A Resident of the Community must be present with their guests at the pool or other common facilities.
- B. Every person who is entitled to membership in the Association, as well as their respective Guests, shall be privileged to use and enjoy the Common Elements, subject to the right of the Association to promulgate further rules governing such use and enjoyment. The privileges of an Owner and their respective Guests may be suspended by the Board, after notice and an opportunity for hearing, for any period during which any assessment against the Unit to which his/her membership is appurtenant remains unpaid. On payment of such assessments, late fees, interest, and collection costs, the rights and privileges shall be restored. The rights and privileges of any person in violation of any of the rules governing the use of the Common Elements and conduct of persons thereon may be suspended, after notice and an opportunity for hearing, at the discretion of the Board for a period not to exceed thirty (30) days for any single non-continuous violation. If the violation is of a continuing nature, such rights and privileges may be suspended indefinitely until such time as the violation is abated.
- C. There shall be no obstructions of the Common Elements, including the parking areas and Limited Common Elements. Nothing shall be stored on the Common Elements without the prior written consent of the Board.
- D. The sidewalks, entrances, and the Limited Common Elements, including passages, public halls, vestibules, corridors, and stairways of the complex, shall not be obstructed or used for any purpose other than entrance to and exit from the Units. This is required in order to maintain unobstructed fire exits.
- E. No Common or Limited Common Elements of the Community shall be landscaped, decorated, or furnished by any Owner or Guest in any manner without prior Board approval.
- F. Nothing shall be altered or constructed on or removed from the Common Elements or Limited Common Elements without the prior written consent of the Board.
- G. No recreational equipment, lawn furniture, toys, bicycles, or other similar articles shall be placed or parked on any part of the Common Elements and facilities except in accordance with these Rules.
- H. The Common Elements and facilities shall be kept free and clear of rubbish, debris, and other unsightly material. No activity shall be conducted on any part of the complex that is or might be illegal, unsafe, unsightly, unhealthy, or hazardous to any person or the community.
- I. No open fires are permitted anywhere in the complex. Charcoal grills, meat smokers, and other open-flame devices are banned from the community, including on patios and

balconies. Charcoal and gas grills and other similar devices may not be used anywhere on the Common Elements and the Limited Common Elements, including but not limited to patios, paved areas, or in front of garages. Tabletop gas grills with a maximum size one (1) pound tank are permitted on patios and balconies only. Electric grills are permitted on patios and balconies only.

- J. Tobacco, Marijuana, or any other type of smoking and disposal of any smoking materials on Common Elements is prohibited.
- K. The Association pays the costs of water supplied to the Community as a common expense; therefore, watering plants with a hose or sprinkler is prohibited. Plants may only be watered with a watering can.
- L. No one shall act in any manner in the Common Elements, Limited Common Elements, and parking areas that could impede the flow of pedestrians and traffic, or which could potentially damage parked vehicles, the landscaping, exterior lighting, or the exterior of any building.
- M. It is everyone's responsibility to notify management of hazardous or unsafe conditions in a timely manner.
- N. Dryer vents should be cleaned annually.
- O. No flyers or correspondence shall be placed on or around the Common Elements, including the mailboxes. Board approval is required for posting in the locked bulletin board.
- P. Oversized waste must be disposed of by the Owner and is not permitted to be disposed of on Association property or in Association dumpsters. Owners in violation shall be responsible for the cost of the oversized waste removal and shall be fined according to the covenant enforcement policy.
 - 1. Oversized waste shall be anything which will not reasonably fit within a garbage receptacle. Oversized waste shall include, but shall not be limited to furniture, large electronics (i.e. televisions), construction debris, appliances, tires, or anything which the Board reasonably deems as oversized.

IV. UNIT AND COMMON RESTRICTIONS

- A. Each Owner shall keep his/her Unit and the Limited Common Elements in a good state of preservation and cleanliness.
- B. Absent express Board approval, windows shall not be covered with foil, cardboard, sheets, towels, linen, or any other material not typically used to cover windows. Using such materials to cover windows shall be considered unsightly, and the Board will pursue covenant enforcement through its covenant enforcement policy.
- C. No personal property other than outdoor furniture in good repair, plants, bicycles, and allowable grills (tabletop gas grills with a maximum one (1) pound tank, electric grills) may be placed or stored on decks, balconies, or patios. Bicycles may not hang on or over railings. By way of example, but not by limitation, items that are not allowed to be stored on decks, balconies, or patios include, but are not limited to, propane tanks, sporting goods, exercise equipment, toys, beds, wood burning stoves, open-flame devices, boxes, etc. No clothes, sheets, towels, laundry of any kind, or other articles shall be hung out or exposed on any deck, balcony, patio, or railing, except with the use of a retractable clothesline. Colorado Revised Statutes Section 38-33.3-106.7 allows the Association to adopt reasonable aesthetic provisions to govern energy efficiency measures like clotheslines.
- D. Television antennas and satellite receivers subject to the Telecommunications Act of 1996 are subject to the Association's Satellite Rules. Satellite dishes are permitted on the balcony railings or balcony floors only. If you cannot receive reception from your balcony, you must seek other television options. Cables must run through the unit and must be painted to match the building.
- E. No ventilator or window air conditioning device shall be installed in any Unit.
- F. All radio, stereo, television, and other electrical or electronic equipment of any kind installed or used in each Unit shall fully comply with all rules, regulations, requirements, or recommendations of the Underwriters Laboratory and the public authorities having jurisdiction there over. The Owner shall be liable for any damage or injury caused by his/her electrical and electronic equipment.
- G. No one shall make or permit any disturbing noises or activity in any Unit, or in the Common Elements, or do or permit anything to be done therein, that will interfere with the rights, comforts, or conveniences of others. Without limiting the generality of the foregoing, no one shall play any musical instrument, or operate a stereo, radio, compact disc or tape player, television, or other loudspeaker or similar equipment between the hours of 11:00 PM and the following 7:00 AM, if the same shall disturb or annoy others. No Owner or his/her Guests shall, at any time or for any reason whatsoever, enter the roof, fire room, or cable room of any building within the Condominium Community without prior approval. Guests and tenants may obtain entrance by contacting the management company.
- H. Owners shall not cause or permit any reasonably objectionable odors to emanate from their Unit.
- I. No Owner or his/her Guest or tenant shall, at any time, bring into or keep in his/her Unit

any flammable, combustible, or explosive fluid, material, chemical, or substance, except for normal household use. No cleaning products of any type should be stored in close proximity to a Unit's furnace or hot water heater.

- J. Nothing shall be done or kept in any Unit, or in the Common or Limited Elements, that will increase the rate of insurance of the Community without prior written consent of the Board. No Owner shall permit anything to be done or kept in his/her Unit or in the Common or Limited Common Elements that will result in an increased premium or the cancellation of insurance on the complex or which would be in violation of any law. No waste shall be permitted in the Common or Limited Common Elements.
- K. Wood stoves, charcoal grills, kerosene heaters, propane heaters, and all open-flame devices are prohibited within the Community.
- L. No Owner shall make any alteration of or structural changes to his/her Unit, nor construct any new structure or appurtenance, or make any improvements to any Limited Common Elements appurtenant to his/her Unit, or the building of which his/her Unit is a part, without the prior written consent of the Board. To apply for Board consent, an Owner must complete a building permit form and submit it to the Board. Any Owner shall have the right to make interior decorating improvements or any interior changes that do not affect any facilities that are shared with the other Units within the building and which are not part of the exterior of the building structure. Owner/tenant must hire insured contractors for interior work.
- M. No signs or plaques of any kind are to be placed on the outside of any Unit or on the Common or Limited Common Elements around a Unit, or shall be displayed in the public view from any Unit. This restriction is not intended to prevent the use of doorknockers or nameplates. (Please refer to Section II, item H for restrictions on "for sale" and "for rent" signs) except as permitted and approved by the Board.
- N. The hanging of seasonal or holiday decorations shall be allowed provided they are limited to entry doors, windows, balconies, decks, and patios. Seasonal or holiday decorations must be removed within 30 days after the respective holiday or season.
- O. Excluding Units with electrical outlets on their patios, use of external electrical outlets is prohibited except for authorized maintenance of the Community.
- P. Owners or tenants are responsible for removing snow and ice from the Limited Common Elements, i.e. entry to their Units, as well as the area immediately in front of their garage doors.
- Q. Fire sprinklers are heat activated and are not to be tampered with or painted over.
- R. Outdoor faucets are for the sole use of the Association and may not be used by any Resident for any purpose.
- S. Storm/screen doors may only be added with prior written approval of style and color by the Board of Directors. Hardware changes to the doors must also be pre-approved.
- T. Political signs are allowed up to 45 days before an election and 7 days after an election. The Owner may display one sign per political office or contested ballot issue within the

Unit.

- U. Hazardous waste and household chemicals must be properly disposed of through the county and may not be placed in the Association dumpsters. Contact Arapahoe County at 1-800-449-7587. Anyone caught disposing in violation of this provision shall be fined according to the Covenant Enforcement procedures.

V. PETS

- A. Vicious Animals, defined as animals that have demonstrated aggressive behavior to persons or other animals, are not permitted on the Common Elements except to transport the animals off-site.
- B. Owners and guests shall pick up after their pets and properly dispose of the waste within the Community.
- C. All dogs must be kept on a leash while in the community. No pets are permitted to run at large within the Community.
- D. Any Owner may keep and maintain in their Unit an aggregate of not more than three domesticated dogs or cats (but not more than two dogs or two cats at any one time).

VI. HEAT AND ELECTRICITY

- A. During the period from November 15 to March 31, the heat in each Unit must be maintained at no lower than 62° Fahrenheit, regardless of whether the Unit is occupied. This is necessary to prevent the freezing and bursting of pipes and plumbing systems within each Unit, and to prevent damage to adjacent Units. In addition, it is necessary to prevent freezing of sprinkler heads, which could release water into a Unit, and prevent damage to the fire protection control system.
- B. The Association will not be liable for any damages which occur as a result of an Owner not maintaining a minimum heat of 62° Fahrenheit. Any damage that occurs to a Unit where the minimum heat was not maintained, or damage that occurs to other Units as a result of said Owner's failure to maintain the minimum heat setting, will be payable by said Owner. In addition, any damages normally paid by the Association's insurance company that are not paid because a Unit was not properly heated will not be payable by the Association and will be the liability of the Owner who did not properly heat the Unit.
- C. Electricity must remain on at all times so that the smoke detectors and the furnace within the Unit remain functional. Homeowners will be financially responsible for any damage to a unit and/or building if damages are related to not keeping the electricity on in the unit.
- D. The costs of electricity supplied to the Garage Units are paid as a Common Expense of the Association; Owners and their Guests shall not use electricity supplied to the Garage Unit to operate refrigeration equipment, heating equipment, fans, power tools (except for intermittent personal projects), or any other use that requires electricity in the garage.

VII. POOL RULES

The following rules are intended to provide guidelines for ensuring that all Residents and guests can enjoy the pool and have a safe and clean environment.

Owners for each Unit will be given one key for entry into the pool area. If this key is lost, Owner is responsible for costs incurred for obtaining a new key.

NO LIFEGUARD IS PROVIDED AND ALL PERSONS USE THE POOL AT THEIR OWN RISK.

- A. Pool hours are 8:00 AM to 9:00 PM Sunday through Thursday and 8:00 AM to 10:00 PM Friday and Saturday.
- B. No one under age 14 will be allowed in the pool area without responsible adult supervision. An adult is defined as a person 18 years of age or older.
- C. Any unauthorized person found within the fenced pool area outside of the published hours will be treated as a trespasser, and the police will be called
- D. No offensive or abusive language will be tolerated.
- E. No glass of any type is to be brought into the pool area.
- F. No running, jumping, diving, or other "horse play" is allowed in the pool area.
- G. No foreign objects (balls, scuba gear, etc.) other than floating devices are allowed in the pool.
- H. No objects are to be hung on the fences.
- I. No personal property is to be left in the pool area overnight.
- J. Association furniture may not be removed from the pool area.
- K. Trash shall be put in the containers provided.
- L. Pets are prohibited in the pool and pool area.
- M. Radios, tape or compact disc players, boom boxes, televisions, and other electronic equipment may be used in the pool area ONLY with headphones.
- N. No smoking shall be allowed in the pool area.
- O. Residents are allowed four guests per unit at any one time and only with the Resident in attendance.
- P. No parties are allowed in or around the pool area.
- Q. In case of emergency, call 911.
- R. Gates must remain closed and locked at all times.

VIII. PARKING RULES

The following parking rules are in addition to the provisions contained in Section 4.4 of the Declaration.

- A. Owners and Owner's Guests are permitted to have no more than two vehicles parked within the Community at any given time. Any additional vehicles may not be parked within the Community except with prior written consent of the Board.
- B. Unlicensed, Inoperable, Stored, Oversized, RVs, and commercial vehicles are prohibited from being parked or stored within the Community. The following are definitions applicable to this Rule:

Inoperable Vehicle shall mean any vehicle that can't travel under its own power or be safely operated on the highways of the State of Colorado.

Unlicensed Vehicle shall mean any vehicle not currently displaying valid license plates.

Commercial Vehicle shall mean any vehicle which has a primarily commercial purpose, or any vehicle which has advertisements or logos on its side. Commercial vehicles shall be permitted to park temporarily in the Community, so long as the Commercial Vehicle is there for its commercial purpose (i.e. a plumber's van is parked outside a Unit which requires a plumber's service).

Oversized Vehicle shall mean any vehicle rated larger than a 1-ton pickup truck.

Recreational Vehicle shall mean and refer to any motor vehicle: licensed as a recreational vehicle, equipped with a camper extending over the cab or the rear bumper of the vehicle, or not licensed for highway use. Recreational Vehicles shall also include motor homes, camping trailers, boats, jet skis, and other similar items with the primary purpose of recreation.

Stored Vehicle shall mean a vehicle that is not consistently driven, or has not been moved within the past seven days, or if the Owner has another vehicle primarily used for transport.

- C. Parking is allowed only in authorized or marked spaces. Each Unit has at least one space allocated to it as a Limited Common Element and has assigned to it a number that corresponds to the number painted on the space. Some Owners also have garages. No parking is allowed in front of the garage door at any time. Any vehicle parked for more than 72 hours in a visitor parking space without the displayed written approval of the Property Manager or the Association is subject to being towed at the Owner's expense. Parking on or over the lines is prohibited and subject to towing. Homeowners must park in their assigned space(s) and garages first, rather than in visitor parking.
- D. Upon arrival of the snow removal contractor, no Residents or guests shall park in designated snow removal areas.
- E. Parking in a fire lane, in front of a fire hydrant, or in any way that blocks ingress/egress shall be subject to immediate towing.

- F. Garage doors are to remain closed at all times, except when a vehicle is actually entering or exiting the garage. The garage door may also remain open on a temporary basis for periodic maintenance of the door or garage area.
- G. You may be required to move vehicles upon written notice by management for repairs or upgrades in progress (i.e. paving, striping, concrete work, etc.). Failure to do so will subject such vehicle to immediate towing. All towing expenses will be the responsibility of the vehicle owner.
- H. Vehicles in the Association in violation of any of these parking rules may be subject to immediate towing by any towing company retained by the Association.

IX. STORAGE

- A. No personal property shall be stored in the Common Elements.
- B. Patio furniture, planting pots, bicycles, toys, and other reasonable objects are permitted to be stored in certain Limited Common Elements, enclosed patios, and open patios. No objects are permitted to hang over any patio railing. Any objects which the Board deems to be unsightly shall not be permitted. An object shall be unsightly if it is not a reasonable object normally stored on patios, or if the object is in direct conflict with harmonization of the Community (i.e. trash, garbage cans, dead plants, etc.).
- C. No toxic, noxious, flammable, or dangerous materials and liquids may be stored in any Unit, patio/balcony/deck closet, or garage or otherwise on the premises, except that normal household cleaning supplies are permitted.
- D. At no time should items requiring a permanent electrical connection be stored in a garage, unless that connection is for the charging of electrical vehicles.

X. VEHICLE REPAIRS

- A. Repairs of motor vehicles are prohibited within the complex. Examples include, but are not limited to, the following:
- Overhauling engines;
 - Transmission work;
 - Body work and painting;
 - Radiator flushing;
 - Flushing of any fluids;
 - No oil changes;
 - Any work requiring a vehicle to be placed on blocks;
 - Any work requiring more than one day to complete.
- B. The Association pays the costs of water supplied to the Community as a Common Expense; therefore, washing vehicles on premises is prohibited.
- C. Owners must clean up oil spills/fluid leaks left on driveways or parking areas from their vehicles immediately or be subject to covenant enforcement procedures.
- D. Tire changes shall be permitted, but only if completed in a reasonably timely manner.

XI. MAINTENANCE RULE

Pursuant to Section 5.2(a) of the Declaration, all Owners are required to timely perform all maintenance, repairs, replacements, or restorations of their respective Units, including all mechanical, electrical, and plumbing systems, lines, equipment, or components that are located in and exclusively serve the Owner’s Unit. Any Owner who fails to maintain his/her Unit in accordance with the Declaration and this Rule, and where the Community’s Common Elements or other Units (including the Owner’s Unit) sustain damage as a result of that Owner’s failure to maintain, will be violation of this Maintenance Rule.

Violations may be subject to the following fine schedule. Each instance in which the Association is either subject to an insurance claim or must take any steps to repair the Common Elements or other Units as a result of an individual Owner’s failure to maintain his/her Unit will count as a single violation.

Examples of expected maintenance, repair, and replacement include, but are not limited to:

1. Regularly monitoring and inspecting plumbing and other equipment for leaks, faulty connections, or other deficiencies;
2. Prompt repair of sink, toilet, and shower leaks;
3. Regular inspections of water heater and furnaces;
4. Inspection and maintenance of garbage disposals;
5. Maintaining the thermostat at a level sufficient to prevent pipes from freezing; and
6. Inspection and maintenance of refrigerator/freezer to prevent leaks.

Fine Schedule

1 st violation:	Warning Letter
2 nd violation:	\$100.00 fine
3 rd violation:	\$200.00 fine
4 th violation:	\$400.00 fine
5 th violation and each subsequent violation thereafter:	\$800.00 fine

Notwithstanding the foregoing fine schedule, the Association reserves the right to take all legal actions available to it at any time where an Owner has chronically neglected to maintain his or her Unit and the Common Elements or other Units have sustained damaged as a result.

XII. FLOORING RULE

- A. No floor coverings other than carpet or soft vinyl material shall be permitted in any Residential Unit located on the second or third floor of any building in the complex without the prior written approval of the Board, which approval may be granted or refused, in the sole discretion of the Board.
- B. Preapproved flooring components. The Association has approved a specific brand and type of flooring underlayment to be installed in a Residential Unit located on the second or third floor of any building within the complex. An Owner will select an appropriate type of vinyl plank surface material that conforms with the terms of this section. The installation work in the Unit will include the following components.
1. "Kahrs Eco+," or an equivalent, flooring underlayment material. The Board shall have the sole discretion to determine whether something is an equivalent.
 2. A vinyl plank surface material that effectively mitigates sound transmission resulting from physical contact with the surface of the floor, so as not to be any more disruptive to neighboring Units than the original carpet flooring of the Owner's Unit.
 3. A sufficient number of area rugs placed in locations within the Owner's Unit that help further mitigate sound transmission resulting from physical contact with the surface of the floor.
- C. Installation. The installation work will be subject to the following terms and conditions:
1. The Owner will use a licensed and certified flooring installation service to install the approved flooring underlayment and the vinyl plank surface material in any area of the Owner's Unit where such flooring is to be installed.
 2. The installation work shall only occur between the hours of 9 AM and 6 PM, Mountain Standard Time, Monday through Friday.
 3. The installation work will be completed in its entirety no more than two calendar weeks from the date the installation work commences. Installation work shall start no later than one week after the approved by the Board.
- D. General Considerations. The Owner understands and agrees that all nuisance restrictions contained within the Declaration and these Rules and Regulations will be enforced by the Board, both during and after the installation work.

Copperstone Condominium Association, Inc. Information Update

The information provided below will not be revealed by the Association or the management company unless a secured authorization is obtained or are authorized and directed by law.

Name: _____ Property Address _____

Mailing Address (If different from Property Address):

Day Phone: _____ Evening Phone: _____

Email Address: _____

Emergency Contact: _____ English speaker? Yes ____ No ____ (What language?)

Day Phone: _____ Evening Phone: _____

Children (At Home):

Name: _____ Name: _____

Name: _____ Name: _____

Pets: Our owners can have up to three pets (but no more than two of the same).

Name: _____ Breed: (dog/cat) _____ Color _____

Name: _____ Breed (dog/cat) _____ Color _____

License Plate Numbers/Type of Automobile:

License: _____ Make/Model/Year: _____

License: _____ Make/Model/Year: _____

If you are currently renting your home at the Association, please complete the following information on your tenants.

Name: _____

Day Phone: _____ Evening Phone: _____

Email Address: _____

Emergency Contact: _____

Day Phone: _____ Evening Phone: _____

Children (At Home):

Name: _____ Age: _____ Name: _____ Age: _____

Name: _____ Age: _____ Name: _____ Age: _____

Pets:

Name: _____ Type: (dog/cat) _____

Name: _____ Type: (dog/cat) _____

License Plate Numbers/Type of Automobile:

License: _____ Make/Model/Year: _____

License: _____ Make/Model/Year: _____

License: _____ Make/Model/Year: _____

Owner:

Tenant:

Signature

Signature