

**RULES AND REGULATIONS FOR
SEVEN SPRINGS OWNERS ASSOCIATION
Updated February 1, 2008**

Article 4.4 of the Condominium Declaration for Seven Sevens gives the Association the power to adopt rules and regulations governing the use of the Common Elements of Seven Springs

These Rules AND any fines levied apply to owners and tenants together and individually.

These Rules are to be applied in conjunction with other points in the Seven Springs Declaration, Bylaws, and/or Policies and Procedures. The enforcement of these rules is controlled by section 5 of the Policies and Procedures of the Association, "Policies and Procedures for the Enforcement of Covenants and Rules".

These Rules supersede any previous Rules.

General Rules

- 1) Owners of condominium units are responsible for the maintenance and repair of items inside their respective units. Failure to attend to repairs inside an individual s unit (i.e. a leaking sink, or a faulty, leaking toilet seal) can cause direct damage to another owner's property. If direct damage is apparent and the owner cannot be readily located to remedy the problem, the Management Company or Agent will cause the problem to be stopped within the boundaries of the law and within a reasonable timeframe. The HOA or Agent will work with the owner of the damaged unit to determine what is reasonable. The owner of the condominium causing the problem will be responsible to pay for any work done.
- 2) During the winter months, owners/residents SHOULD NOT turn their heat below 65 degrees. If the heat is turned lower, the pipes could freeze and break causing much damage to many condominium units.
- 3) Residents are responsible for the actions and behavior of their children and their guests.
- 4) Owners are responsible for the actions and behavior of their tenants.
- 5) All violations of Governing Documents are subject to the provisions of the Violation Enforcement Procedure (within these Rules and Regulations) unless alternative procedures are specifically defined.

Clubhouse

The Clubhouse may be reserved for private gatherings of no more than thirty (30) people. The owner must sign the Seven Springs "Clubhouse/Private Party Information & Rules form showing that the owner agrees to abide by the rules there outlined. No Alcoholic beverages are allowed at private parties in the Seven Springs Clubhouse.

**RULES AND REGULATIONS FOR
SEVEN SPRINGS OWNERS ASSOCIATION
Updated February 1, 2008**

Playground

- 1) The play set is for ages 2 12 ONLY.
- 2) Children must be supervised by an Adult (18 or older).
- 3) No climbing on the roofs.
- 4) Play hours are 8:00 a.m. to 9:00 p.m.

Swimming Pool Rules

THERE IS NO LIFEGUARD ON DUTY. RESIDENTS AND GUESTS SWIM AT THEIR OWN RISK.

- 1) The pool opens at 10:00 a.m. and closes at 10:00 p.m.
- 2) Only residents or guests accompanied by residents may use the pool. No more than two (2) guests are allowed at any one time.
- 3) A responsible ADULT (18 or older) MUST directly supervise children under the age of twelve. There is no lifeguard on duty.
- 4) The pool will be closed if there is lightning or bad weather.
- 5) No alcoholic beverages are allowed in the pool area.
- 6) No glass is allowed in the pool area.
- 7) Music may be played in the pool area as long as it does not interfere with other residents right to quiet enjoyment.
- 8) No diapers are allowed to be worn in the pool. Diapers designed for swimming are allowed.
- 9) Management (Association or Agent) has the right to close the pool indefinitely due to pool rule violations.
- 10) Association management and their representatives reserve the right to revoke/surrender your key upon request.

**RULES AND REGULATIONS FOR
SEVEN SPRINGS OWNERS ASSOCIATION
Updated February 1, 2008**

Parking Permits

- 1) Only one (1) permit is issued per vehicle. A maximum of two (2) permits will be issued per condo unit. Motorcycles are considered a vehicle and require a permit.
- 2) Condo units with more than two (2) vehicles must part the extra vehicles in visitor parking or on the city streets where parking is permitted.
- 3) Permits must be prominently displayed on the driver's side back window, or in the front window (above the emission's sticker) if the permit is difficult to see in the back window. Permits may also be hung from the rearview mirror. Permits do not have to be attached to motorcycle, however the motorcycle must be registered if parked in a permit area. Permit for a motorcycle can not be displayed on any other vehicle.
- 4) Only owners (not tenants) may obtain Parking Permits by registering their vehicles or their tenant's vehicles with the Seven Springs Owners Association.
- 5) The Owner of record may arrange for the issuance of permits for their tenants by sending a completed Parking Permit Application to the agent.
- 6) All applications require a copy of the vehicle registration and payment of the appropriate fees (see schedule below). In the case of new condo owners please enclose a copy of your mortgage or title documents as proof of unit ownership.
- 7) Permits are to be reused in the event of sale or other conveyance of the vehicle, or when the unit is sold or a tenant moves from Seven Springs. It is the responsibility of the owner to retrieve the permit. When transferring an existing permit please write the permit number in the space at the bottom of the application.
- 8) Resident parking privileges may be suspended in the event that the condo unit Owner is:
 - (A) delinquent in Association dues, assessments, or any other charges due to the Association, or
 - (B) the Owner or Resident is in violation of the Governing Documents, including the Rules and Regulations or Policies and Procedures.
- 9) During the suspension period, any vehicle displaying a Permit issued to the affected condo unit and parked in any Seven Springs parking lot may be **towed at owner's expense without prior notice.**
- 10) Vehicles parking in No Parking Zones or outside of painted parking lines create safety hazards, particularly in the event of fire or medical emergency. **Such vehicles will be towed without prior notice and at owner's expense.**

FEE PER PERMIT PER OCCURRENCE	FEE AMOUNT
TRANSFER OF EXISTING PERMIT TO NEW VEHICLE	NO CHARGE
TRANSFER OF EXISTING PERMIT TO NEW OWNER	NO CHARGE
ISSUANCE OF NEW PERMIT TO NEW OWNER	\$5.00
REPLACE EXISTING PERMIT (CURRENT PERMIT RETURNED)	NO CHARGE
REPLACE EXISTING PERMIT (CURRENT PERMIT NOT RETURNED)	\$25.00

Exceptions to fees for special circumstances are by board approval only.

Please make check or money order payable to Seven Springs Owners Association.

**RULES AND REGULATIONS FOR
SEVEN SPRINGS OWNERS ASSOCIATION
Updated February 1, 2008**

Parking and Parking Lot Regulations

Per Article 7.9 of the Declaration, no camper, motor home, mobile home, house trailer, towed trailer unit or large commercial truck may be kept or parked on Seven Spring's property.

Vehicles found in violation of the Seven Springs Parking Regulations are subject to the Violation Enforcement Procedure AND any and all of the following, per occurrence:

- 1) A large sticker affixed to the vehicle windshield,
- 2) Towing at vehicle owner's expense.

Vehicles will be issued a warning sticker or towed from Seven Springs Parking Lots at the owner's expense when:

- 1) The vehicle is illegally parked i.e. in a no parking zone, is blocking another vehicle, or in more than 1 space.
- 2) The vehicle is abandoned or stored. Abandoned or stored means a vehicle parked in the same space without being moved for more than 30 days. Notify the association of need for prolonged parking arrangements.
- 3) The Vehicle is not road ready i.e. it is stored with expired license plates, is left with a flat tire, or is not functional.
- 4) The vehicle parked does not belong to a resident currently living at Seven Springs.
- 5) The permit is improperly registered with the Agent.
- 6) Major car repairs may not be performed in Seven Spring's parking lots.
- 7) More than one (1) vehicle from any one (1) unit is parked in the E/F lot at any given time.
If a vehicle is to be parked for more than 48 hours, the Association asks that the vehicle be parked in the south lot, by the Clubhouse, as a courtesy to the other residents using the E/F lot.
- 8) Guests must park in visitor parking or on the city street between 5:00 pm and 8:00 am Monday through Friday and all day on weekends and holidays.
- 9) It is the responsibility of the resident to monitor their guest's parking. Guests are not exempt from the parking regulations.
- 10) We request that motorcycles park in designated areas when available.

**RULES AND REGULATIONS FOR
SEVEN SPRINGS OWNERS ASSOCIATION
Updated February 1, 2008**

Pets

Seven Springs was designed to be a "Pet Free" community. Article 7.9 of the Condominium Declaration for the Seven Springs Homeowners Association states the following:

"No dogs, cats, or any other animal shall be kept within any Residence or anywhere in Seven Springs excepting only domesticated birds and fish kept indoors at all times"

The board interprets "domesticated birds and fish" to include caged domesticated animals allowed by local, state and federal law, provided that such animal does not detrimentally impact the community in anyway. The term "caged" is considered to mean that the animal is kept within a cage inside the Residence except for cleaning, or care. The keeping of any other animal in any Residence or anywhere in Seven Springs is prohibited

Detrimental impact includes, but is not limited to:

- 1) Noise which would disturb a reasonable person.
- 2) Animals going outdoors for any purpose, except immediate transportation to and from offsite locations (e.g. transport to vet.)
- 3) Foul odors emanating form any unit in which an animal is kept.
- 4) Case-by-case determinations of detrimental impact by the Board of Directors.

The same article grants that the Association may on a case-by-case basis grant exceptions to this and certain other rules. The Board will review each case brought before it and may grant exceptions given extenuating circumstances. Specific conditions may be placed on the exception. Any and all exceptions are revocable.

Disturbances

Owner/resident may be fined \$25.00 per occurrence for the disturbances such as loud parties, or other behavior that interferes with other resident's right to quiet enjoyment of their home.

Vandalism

The owner is responsible for the care and proper use of the Common Elements at Seven Springs. If an owner/resident does damage to Seven Springs Owners Association's property, the owner is responsible for paying costs necessary to repair or replace the Seven Springs Owners Association's property that was damaged.

Stairways, Grounds and Common Elements

General and Limited Common Elements, including stairways, are to be kept clean and clear of trash, debris, and personal items. If Association personnel have to clear individual resident's trash and/or belongings from the common elements, the owner/resident of that unit will be charged \$25.00 per trip.

Storage in and around the stairways is not permitted by the Denver Fire Code, and is also subject to

**RULES AND REGULATIONS FOR
SEVEN SPRINGS OWNERS ASSOCIATION
Updated February 1, 2008**

enforcement by the Denver Fire Department.

Bugs and Rodents

Owner's are responsible for pests in their unit. If the problem spreads to three or more units, the Association will take appropriate actions.

Articles permitted on patios and balconies:

The care and appearance of patios and balconies are the responsibility of the owner/resident and must be maintained in a presentable and safe fashion.

The following articles may be kept or stored on patios and balconies (specifically excluding stairways, stairwells and landings):

- 1) Planters and plants: of reasonable size and weight.
- 2) Outdoor furniture: provided however, that such furniture is solely of the outdoor, lawn or patio type, is in good repair and condition and that no more than four (4) pieces of said furniture be kept on any one (1) balcony or patio.
- 3) Bicycles: provided however, that no more than two (2) bicycles are kept on any one (1) balcony or patio.
- 4) Milk boxes: provided however, that such boxes are used solely for delivery of dairy products.

Barbecue Grills

Denver law prohibits the use of barbecue cookers and hibachis on balconies. Gas grills are allowed if the tank is less than one pound. Electric grills are also allowed.

Satellite Dishes

With the intent of adhering to the National Guidelines pertaining to the installation of satellite dishes, one meter or less in diameter, the Board adopts the following guidelines.

- 1) No satellite dish will be permitted on any General Common Element.
- 2) A satellite dish may be installed on a Limited Common Element (patio) provided that the dish is not placed on the perimeter railing or on the side of the building. The satellite cannot be placed outside the perimeter of the railing and the dish cannot extend more than 18 above the top of the railing.

How to File a Complaint

An owner or tenant that has a complaint of violation of the rules and regulations, restrictive covenants, articles or by-laws of the association should contact the Agent with information about the violation, including proof or verification of the violation. Action will be taken in accordance with the Policies and Procedures for the Enforcement of Covenants and Rules, section 5 of the Policies and Procedures for the Seven Springs Owners Association.

**RULES AND REGULATIONS FOR
SEVEN SPRINGS OWNERS ASSOCIATION
Updated February 1, 2008**

RULES AND REGULATIONS CHANGE LOG:

8/15/2001 - Created composite Rules and Regs. Document. Updated Violation Enforcement and Collection Procedures.

3/17/2002 - Modified Pet Policy per October 2001 Annual Meeting vote. No cats allowed.

5/30/2005 - Removed obsolete language regarding Grandfathered indoor cat allowance.

5/30/2005 - Added notice regarding rights to revoke owner's pool key.

1/1/2008 – Clarify parking rules and change fees schedule.

2/1/2008 – Remove obsolete violation enforcement and Collection Procedures

2/1/2008 – Re-title Grievance Procedure to How to file a Complaint and adjust wording

2/1/2008 – Changed wording in paragraph 3 of page 1 concerning what governs enforcement of the rules.

2/1/2008 – Changed the title of General Maintenance to Stairways, Grounds and other Common Elements.