

ADOPTED AMENDMENTS TO RULES AND REGULATIONS – Building Exteriors

ORIGINAL: The HOA is responsible for upkeep on all building exteriors. However, damage caused accidentally or deliberately will be charged to the unit owner responsible. The unit owner will be held liable for all acts, whether intentional or unintentional, of all family members, guests, tenants, and visitors. Past examples of damage include damage by children building snow forts against the building exterior and damaging the stucco with their boots; breaking out windows and screens; and damaging building exteriors with motor vehicles. Move-in/move-out damage has been documented at various units when furniture scrapes the building exterior or doorways.

AMENDED: Building Exteriors and Antennas

The HOA is responsible for upkeep on all building exteriors **(no approval by unit owner is required for the HOA to maintain and repair building exteriors)**. However, the unit owner will be held liable for all acts, whether intentional or unintentional, of all family members, guests, tenants, and visitors, and **repair of damage to building exteriors from such acts** will be charged to the unit owner. Past examples of damage include damage by children building snow forts against the building exterior and damaging the stucco with their boots; breaking out windows and screens; and damaging building exteriors with motor vehicles. Move-in/move-out damage has been documented at various units when furniture scrapes the building exterior or doorways.

Any modifications to any unit exterior, without the expressed written approval of the HOA is prohibited.

No exterior radio, television or other antenna, satellite dish, or other device of any type may be located in the Common Areas or exterior of any unit unless first approved in writing by the HOA.

Adopted May 13, 2014

ADOPTED NEW RULE – Garages

Per the CCR's, garages may not be remodeled, reconstructed, or otherwise altered to prevent its use for parking of vehicles, storage of tools, and similar functions typically associated with garages. Conversion of garages into living quarters, offices, workshops or the like is strictly prohibited.

Adopted May 13, 2014