

RULES AND REGULATIONS
FOR
BROOKSIDE CONDOMINIUM ASSOCIATION
REVISED OCTOBER 12, 2022
REMEMBER TO HAVE A GOOD NEIGHBOR,
YOU MUST FIRST BE A GOOD NEIGHBOR

These are the Rules and Regulations governing the Brookside Condominium Association. They apply to all residents of the Brookside Condominium Community, owners and non-owners alike. They are enforceable under the Declarations and Bylaws. The purpose of these Rules and Regulation is to ultimately provide all residents maximum enjoyment in living at the Brookside Condominium Community.

The Association reserves the right to supplement, alter, amend, modify, repeal or revoke any of these Rules and Regulations by resolution of its Board of Directors. Any previously adopted Rules and Regulations are hereby replaced by these Rules and Regulations as of October 12, 2022.

Storage: All balconies, patios and entryways shall not be used for storage. Balconies and patios are for outdoor furniture. This does not include refrigerators, couches, etc. The entrances, walkways, stairways, sidewalks are to be kept clean and unobstructed at all times.

Trash: Normal Household trash shall be deposited in the main dumpster. Cigarettes should be deposited in the ashtrays within your unit, not in grass or on sidewalks. **The trash dumpster is for residents use ONLY.** NO large appliances; mattresses of any size; large furniture; hazardous material, such as chemicals, paint or propane tanks. If you have a large item to dispose of, please reach out to your local debris removal company or contact a Board Member to schedule an extra pick up for your large items. The owner will be responsible for additional fee for your large items.

Common Areas: Any damage to a building, the Common Elements caused by an Owner, his/her family, guests, pets or tenants shall be repaired at the expense of the Owner.

No fireworks or firearms may be fired or discharged within the Brookside Condominium Community.

Noise: No Owner or occupants shall make or permit any disturbing noises or do anything which will interfere with the rights, comforts or convenience of other Owners or occupants. The noise

level from any radio, television, musical instrument or party should be reduced between the hours of 10:00pm to the following 8:00am to a level as not to disturb other Owners or occupants. Keep in mind during the summer months many windows are open and noise will carry more.

Pets: A pet may be kept in a Unit so long as it is not a nuisance. This includes abnormal barking or scratching, actions that are offensive or a menace to other Owners. No breeding will be allowed on the complex.

Section 36 of the Declaration – No more than 2 dogs, cats, or other household pets may be kept.

Pets shall not be left chained or tethered outdoors unattended or otherwise.

All pets must be inoculated as required by law. They must be registered with the Property Management Company within 10 days of move-in or possession of the pet.

Owners of pets are fully responsible for personal injuries or property damage caused by their pets, and shall hold the Association harmless from any liability resulting in personal injury or property damage.

Owners are responsible for immediate removal of pet droppings. Sidewalks, landscaped property and personal patios/balconies are not appropriate for animal waste. During warm weather, the smell may become very offensive. Any cleanup or repairs on the premises due to pets will be charged to the resident/owner.

If you are a renter, you must have permission from your landlord to have a pet.

There will be no exceptions. Violation fees will be enforced. Owners please inform your tenants of this change.

Wildlife: The Association will abide by the Rules of the Colorado Division of Wildlife. Feeding of any wildlife is strictly prohibited. Bird feeders are not allowed.

Parking: No commercial type vehicles, campers, trailers, boats or recreation vehicles shall be stored or parked on the Common Elements.

All unused vehicles shall not be stored or parked on any part of the Common Elements, including the carports. Unused vehicles shall be any vehicle not used for a period of two weeks or more. A written notice may be posted on the unused, vehicle requesting removal. If such vehicle has not been removed within 72 hours, the Association has the right to remove the same without liability to it and at the expenses of the owner of the vehicle.

All vehicles must have current registrations tags or will be considered as being stored. No vehicles shall be washed onsite.

Carports are not to be used for storage at any time. Any repairs due to damage to the support beams will be charged to the Owner of that designated space.

Smoke Detectors, Carbon Monoxide Detectors and Fire Extinguishers: Each unit must be equipped with a minimum of one (1) carbon-monoxide detector, two (2) smoke detectors, and one (1) fire extinguisher and they shall be kept in working order at all times.

Barbeque Grills: No use and/or operation of barbeques within 10 feet of any combustible material are allowed, i.e. 10 feet away from buildings. This includes natural gas BBQs, charcoal BBQs, Hibachi's and any open flame device. Propane is allowed on decks.

Signage: No advertising signs (except as permitted in certain areas designated by the associations Board of Directors).

Maintenance and Service Responsibility: Each owner is responsible for maintaining, replacing and repairing their Unit, including but not limited to the patio areas.

Architectural Changes: No owner may alter, repair, repaint or do any work on any of the common elements (whether general or limited) without the prior consent of the Board of Directors of the Association. Examples of items which may not be altered without prior consent of the Board of Directors include, but are not limited to, exterior doors, windows or window coverings (such as storm windows), and deck, patio or balcony modifications. The installation of exterior vents, awnings, flues, window air conditioners, satellite dishes or antennae is prohibited.

Leasing: No owner may use or lease their unit for other than residential purposes. Short-Term Rentals are not allowed to be run from any unit in this Community, such as Air B&B's.

Club House Rules: TBD

BROOKSIDE CONDOMINIUM ASSOCIATION

*c/o Realty One, Inc.
1630 Carr Street, Suite D
Lakewood, CO 80214-1941
303-237-8000*

February 6, 2024

To: Brookside Condominium Owner's

From: Realty One, Inc. /Board of Directors

Re: Addendum to Rules & Regulations – Revised February 6, 2024

The Board of Directors has approved the following new Rule and Regulation effective February 6, 2024.

"Exterior Decorations": General Décor you are allowed a wreath on your door and small table outside your door. Holiday Decorations must be removed 10 days after the holiday.

Please review the new Rule and Regulation and provide a copy to your tenants if applicable.

If you have any questions, e-mail admin@realtyone-co.com.

Sincerely,

Realty One, Inc., Managing Agent &
Brookside Condo Board of Directors