

RULES GOVERNING THE RESIDENTS OF THE OAKS CONDOMINIUMS

June 1, 1981

Pursuant to a.) Sections 6.1, 6.4, 6.6, 6.8, 10.8.5, 12.1 and 22.0 of the Condominium Declarations for the Oaks Condominiums and b.) Sections 1.2, 4.3.2, 7.2.3, 7.4.1 and 7.8 of the By-Laws of the Oaks Condominium Homeowners Association, the Board of Directors of the Oaks Homeowners Association, adopted the following rules and regulations, in order to provide for the pleasure, safety and comfort of the members of the Oaks Condominiums, Inc. and their guests.

PARKING

1. Parking is allowed in each garage, behind each garage and in parking areas only.
2. Campers, motor homes, boats and trailers may not be parked anywhere within the complex at any time.

RENTAL UNITS

In cases where residents of the Oaks Condominiums are leasing the property from another individual or agent, the owner of the property is responsible for that tenant. The owner must provide copies of any and all rules, regulations and penalties for the tenant, and the owner shall be liable for any fines or other penalties.

PETS

THESE RULES ARE NOT INTENDED TO REPLACE ANY LAWS OR REGULATIONS GOVERNING PETS AS PUBLISHED BY THE CITY OF ARVADA AND/OR THE STATE OF COLORADO AND SUCH LAWS AND REGULATIONS SHALL BE OBSERVED AND ADHERED TO BY THIS ASSOCIATION.

1. All pets when on the common areas shall be controlled on a leash. No pet shall, at any time, be allowed to run free on the common areas. When pets are walked on the common areas, they shall be kept away from all shrubs and trees and any solid waste deposited on the common areas by the pet shall be cleaned up by the owner immediately.
2. Owners of dogs should patrol the area around their building picking up and disposing of dog feces. This is important for the health and well-being of all residents and especially for the children who play outside.

3. The maintenance contractor will notify the management of excessive labor necessary to clean up dog waste so that the offending dog owners can be charged for this labor cost.
4. No pet shall be tied or otherwise attached outside of a unit, garage or common area unattended.
5. Owners of any and all pets shall restrain them from the making of obnoxious and/or disturbing noises at any time or place.
6. Pets of guests shall be the responsibility of the owner whose unit they are visiting. Fines will be levied against the homeowner.
7. The owner is responsible for any and all damage caused by a pet.

TRASH

Trash shall be put outside the unit or garage on the day it is to be picked up only. No trash containers shall be visible in front of the garage, unit or lawn at any other time.

SAFETY PRECAUTIONS

1. No toys (bicycles, etc.), large or small, shall be left outside of a unit, unattended, for any length of time (overnight).
2. No vehicles shall be ridden on the community sidewalks, grass areas, planters and stone areas. Such vehicles are intended to include bicycles, motor cycles, go-carts, skateboards, etc., both humanly and mechanically powered. Tricycles are permitted.

ENFORCEMENT OF THE RULES

1. A standard complaint form will be available to all homeowners and will have to be filled out and submitted before any action can be taken.
2. The complaint will be submitted to a committee of the homeowners for processing. (This committee will handle the paperwork only and will not make any decisions of guilt or levy any fines or penalties.)
3. The person who is the object of the complaint will be notified that a complaint has been filed and what the nature of that complaint is.

4. After receiving the notification of the complaint, that person will have seven (7) days to respond to the committee in his or her defense. Failure to respond will be indication that the offender wishes not to contest the charges.
5. All paperwork concerning the complaint and the response will be forwarded to the Board for action at their next regular meeting.
6. Notification of that action will be sent to the concerned parties at the earliest possible time.

MAXIMUM FINES AND PENALTIES FOR VIOLATIONS OF THE ABOVE RULES AND REGULATIONS

The penalties are described for cases involving violations which are not amenable to removal or correction in a relatively short time as determined by the Board of Directors. They may be modified or adjusted by the Board at the time of its decision in each case based on individual circumstances.

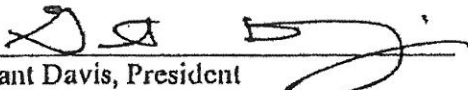
1. The first offense: A written warning to the member in violation and suggested future procedures for compliance.
2. Second offense: A \$25.00 fine.
3. Third offense: A \$50.00 fine.
4. Fourth offense: A \$100 fine and in the case of pets, mandatory removal from the complex.
5. Fifth offense: Strongest legal action possible through the existing city, county, state, or federal court systems.

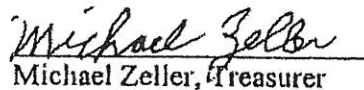
ADMENDMENT TO THE RULES GOVERNING
THE RESIDENTS OF THE OAKS CONDOMINIUM ASSOCIATION
OCTOBER 3, 2002

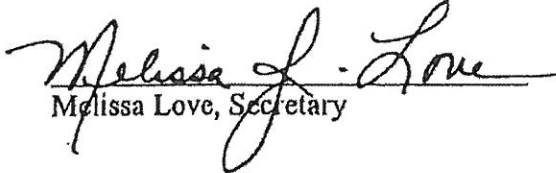
PARKING

3. Unused vehicles shall not be stored or parked on any part of the Common Elements. Unused vehicles shall be any vehicle not used for a period of three 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 expense of the owner of the vehicle.

All vehicles must have current registration tags or will be considered as being stored.


Grant Davis, President


Michael Zeller, Treasurer

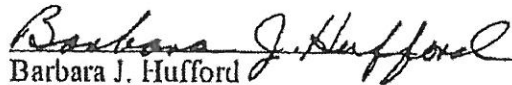

Melissa Love, Secretary


May Anderson, Member at Large

State of Colorado)
)ss.
County of Jefferson)

The foregoing instrument was acknowledged before me this 3rd day of October, 2002, by Grant Davis, Michael Zeller, Melissa Love, and May Anderson as Board of Directors for The Oaks Condominium Association.

My commission expires: 4/15/03

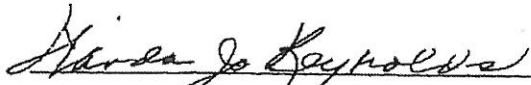

Barbara J. Hufford
8799 Johnson Street
Arvada, CO 80005



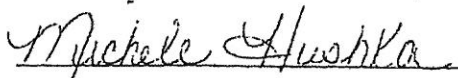
ADMENDMENT TO THE RULES GOVERNING
THE RESIDENTS OF THE OAKS CONDOMINIUM ASSOCIATION
JUNE 1, 1981

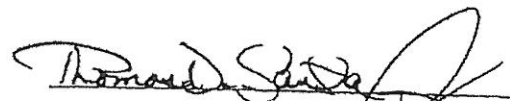
PARKING

3. If the owner/occupant is not using a vechile daily, it must be stored inside the garage. Should the garage be used for storage, the vechile may not be parked anywhere within the complex at any time.


Wanda Reynolds - President


Jeff Leget - Vice President

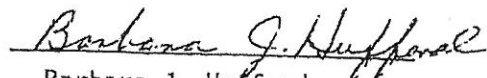

Michele Hushka - Secretary


Tom Santa Cruz - Treasurer

STATE OF COLORADO)
COUNTY OF JEFFERSON) ss.

The foregoing instrument was acknowledged before me this 2nd
day of July, 1996, by Wanda Reynolds, Jeff Leget,
Michele Hushka, Tom Santa Cruz as Board of Director
Officers for The Oaks Condominium Association.

My commission expires: 4/15/99


Barbara J. Hufford
8799 Johnson St.
Arvada, CO 80005