

Torrey Pines

Rules & Regulations

MEMORANDUM

TO: Homeowners and Tenants

FROM: Board of Managers
Torrey Pines Homeowners Association

DATE: May 15, 2003

SUBJECT: Updated Rules and Regulations

Please find attached a set of Rules and Regulations which your Board of Managers has reviewed and updated as of May 15, 2003.

It is with sincere interest to the preservation of pleasant, quality living that the Board determined these Rules and Regulations be adopted and enforced. We solicit your efforts and cooperation in making Torrey Pines a home of which to be proud.

We ask that you read the attached carefully. There are numerous changes from our previous Rules and Regulations updated as of July 15, 1993 and March 25, 1997. All homeowners are to give a copy of these Rules and Regulations to prospective tenants before they sign a lease.

Please interview and screen your tenants carefully. Do read the attached revised rules in this regard. It is only with your effort and cooperation that the peace and comfort for the residents and the quality of your investment can be protected.

We have many unnecessary expenditures due to uncontrolled animals, cigarette burns and spilled bleach on new carpeting, marking on walls, destruction of venetian blinds, etc. A tenant should contact his/her homeowner should something inside the condo require attention. In order to keep maintenance fees/rents to a minimum, each of us must cooperate in this endeavor.

Should you observe anyone in violation of the enclosed Rules and Regulations, please describe the violation in writing and present it to a member of the Board or mail it to the Managing Agent. No action shall

be taken unless a written complaint is submitted to the Board. Your name will not be quoted as the informer. These Rules and Regulations will be enforced. Fines will be imposed by the Board as they deem necessary. For violation of the attached Rules and Regulations, the following procedure will be followed:

- First Notice Letter to tenant/owner
- Second Notice Up to \$50.00 fine
- Third Notice Up to \$100.00 fine

If the matter cannot be resolved, legal action will be taken

- I. Any fine assessed by the Board, if not voluntarily paid by the scheduled assessment due date, will be added to the account of the violating homeowner.
- II. The Board shall have the power, upon finding a violation of the attached Rules and Regulations, to suspend the voting rights of the owner, provided the owner and tenant have received proper notice of the infraction.
- III. If the Board is forced to bring legal action to abate the conduct of the offender, the offender shall be subject to liability for costs, expert witness fees and the Association's attorney's fees.

These Rules and Regulations were approved by the Torrey Pines Board of Managers on May 15, 2003, to become effective on June 1, 2003

Attachment

The Board of Managers desires to formally proclaim Rules and Regulations regarding leasing of individual units at Torrey Pines Condominiums:

THEREFORE, the following Rules and Regulations shall apply:

- I. A unit owner is required to provide written notice to the Managing Agent of any change of address if different from the address of the unit.
- II. A unit owner is responsible for fully advising his tenant of the Rules and Regulations and providing such tenant with a complete copy of these Rules and Regulations and to stress compliance before signing the lease. Tenants residing at Torrey Pines are subject to all Rules and Regulations. The owner shall be subject to fines and termination of rights to use the common elements and recreational facilities. Owners shall be subject to fines levied by the Association.
- III. There shall be no short-term leasing. All initial leases must be at least for six months' duration and in writing.
- IV. Residency of a unit is subject to Federal, State, and Local law.
- V. An owner who leases his unit shall supply a copy of the lease giving the full names and ages of all residents and disclosing the type of pets, a background check, vehicle descriptions and license plate numbers to the Managing Agent each time a change in the lease occurs. This information is to be sent to the Managing Agent within ten (10) days of execution. There may be a \$100.00 fine imposed to the unit owner if a copy of this information is not received by the Managing Agent within the prescribed time limit.
- VI. An owner leases his unit, the right to use the common areas and recreational facilities ceases for the owner and becomes available to the tenant for the period of the tenancy.

VI. No work of any kind shall be done upon the exterior building walls, roof, entryways, balconies, decks, or upon the general or limited common elements by a unit owner, family members, guests, resident, tenants or lessees without the prior written permission of the Board of Managers.

VIII. All owners/tenants, lessees, residents must register each vehicle residing (parking on the premises) with the Managing Agent. Any non-registered vehicles will be towed at the owner's expense with the exception of those vehicles properly parked in visitor "V" parking. The attached form may be used for this purpose.

IX. No landscaping or gardening will be permitted in the general or common areas of the premises without prior express written permission of the Board of Managers.

X. A unit owner planning to remodel or repair his/her unit is required to submit a plan and specifications for approval of the Board prior to any remodeling or repair work. Any work that requires hammering, sawing, or drilling must be done Monday through Saturday, excluding legal holidays, between the hours of 8:00 a.m. and 7:00 p.m.

XI. The installation of washers and dryers within the individual units will no longer be permitted. The size of the pipes and the water pressure within the plumbing system was not designed to accommodate such washers. Also, the electrical power required for numerous dryers could overwhelm the circuitry. It is for these reasons that laundry rooms were provided.

XI. No owners, family members, guests, residents, tenants/lessees shall install wiring for electrical or telephone equipment for any other purpose, nor shall any television or radio antenna, machines or air conditioning units be installed on the exterior of the buildings (except those already installed) including part of the balcony, or that protrude through the walls or roof of a building, without prior written approval of the Board of Managers.

XIII. Disposition of garbage shall be only by the use of the garbage disposal located in each kitchen sink. All trash and newspapers shall be securely bagged in plastic bags and deposited in the trash receptacles maintained by the Association.

No oversized or heavy items may be disposed of in the dumpster area. All additional charges imposed by the trash company will be assessed to the owner of the unit responsible for the cost.

XIV. Outside doors shall be closed at all times. Do not let unknown persons into the buildings.

RULES PERTAINING TO USE OF COURTYARD AND SWIMMING POOL.

The Board of Managers desires to formally proclaim Rules and Regulations regarding the use of the courtyard and swimming pool;

COURTYARD AREA

I. No bottles, glasses or dishes are permitted in the courtyard. And food or beverages brought into the courtyard must be in plastic, metal or paper containers.

II. Keep courtyard clean by putting paper and refuse into the containers provided.

III. The courtyard area is a limited playground area, no running, playing baseball, basketball, football or soccer. No bicycles, skateboards, roller skates, scooters or frisbees are permitted in the courtyard at any time.

IV. No pets of any kind at any time are permitted in the courtyard.

V. No screaming or yelling. This disturbs the residents living in the units surrounding the courtyard. This is NOT a public playground.

VI. Rules pertaining to loud noises or inappropriate behavior of guests apply to all residents and guests.

VII. Children under 12 years of age must be accompanied by a resident adult (18 years or older) at all times when in the courtyard.

VII. Transistor radios, record players, cassette or TV sets may be

played and they are played at a volume so as not to unreasonably disturb others. They are not to be taken into the fenced area around the pool.

IX. Lounge chairs and picnic tables are provided for the use and enjoyment of residents and guests. After use, furniture is to be returned to the cabana area. Residents and guests are to leave the area by 10:00 p.m.

X. Owners are responsible for any damage or destruction of the furniture provided by the Association by their tenants or guests, and will be financially liable for the extent of such damage.

SWIMMING POOL

I. All persons using the pool area do so at their own risk. Neither the Association nor the Managing Agent will be responsible for any accident or injury in connection with such use. No lifeguard will be provided by the Association.

II. Pool Hours: 9:00 a.m. to 10:00 p.m. Absolutely no swimming after 10:00 p.m.

III. No food, drink, gum or cigarettes are permitted within the fenced area of the pool. (State Health and Safety Regulation).

IV. No spitting within the fenced areas of the pool.

V. Two guests per unit only. An adult resident (18 years and over) must accompany children and guests at all times. Owners will be held responsible for all actions of their children, tenants and guests.

VI. Swimmers must wear proper swimming attire; no cutoff jeans, beachcombers, t-shirts, etc. are permitted in the pool. Children must wear rubber pants or approved swimming diapers if not toilet trained.

VII. Please use greaseless suntan lotion or cream to prevent clogging the pool filter system. Several excellent products are: Banana Boat Faces Sunblock, Neutrogena Oil Free Sunblock, Coppertone, and Kroger Oil Free Sunscreen. Please shower before entering the pool.

VII. Inner tubes and rubber rafts are not permitted in the pool. Children's safety armband type flotation devices are allowed as well as standard life jackets.

IX. No pets of any kind at any time are permitted in the pool area.

X. For your own safety and the safety of others, no running, pushing, shoving or diving is permitted in the pool area.

XI. No screaming or yelling. This disturbs the residents living in the units surrounding the pool. This is NOT a public swimming pool.

XII. Rules pertaining to loud noises or inappropriate behavior apply to all people using the pool.

XIII. Pool gates are to remain closed at all times.

XIV. The pool may be closed at any time for maintenance, repairs, cleaning or adverse weather conditions at the discretion of the Board of Managers or the Managing Agent.

Any infraction of these rules may result in fines and/or termination of the resident's use of common facilities for a period of two weeks; a second offense will result in being banned from the pool for the remainder of the summer. A unit owner must be current in his/her maintenance fees to use the pool; this also applies to his/her tenant. Nothing in this provision would prevent the Association from seeking an injunction to preserve the health, safety and welfare of the residents.

BALCONIES, PATIOS, LIMITED AND GENERAL COMMON AREAS

The Board of Managers desires to formally proclaim Rules and Regulations regarding the use of balconies, patios, hallways and limited common areas.

THEREFORE, the following Rules and Regulations shall apply:
I. The balconies, patios and limited and general common areas

shall be used only for their intended purposes and shall not be used for hanging laundry or any other articles, or for cleaning rugs, household articles or other items.

II. Balconies and patios shall not be used as storage areas for personal property.

III. All patios, balconies and limited and general common areas will be kept clean and neat at all times.

IV. No "For Sale" signs or "For Rent" signs may be placed on the general common elements. Signs may be placed only within the interior of the unit.

V. The only items permitted on balconies and patios are barbeque grills, regulation patio furniture, bicycles, firewood and plants.

VI. Unit owners, family members, their guests, residents, tenants or lessees shall not use sidewalks, driveways, entrances, hallways, stairwells and passageways as play areas or for bicycling or skating.

RULES REGULATING PARTY ROOMS AND RECREATION FACILITIES

The Board of Managers desires to formally proclaim Rules and Regulations concerning the use of party rooms, laundry rooms and recreational facilities;

THEREFORE, the following Rules and Regulations shall apply:

I. All persons using the party rooms and recreational facilities of the common areas shall clean up after themselves.

II. Any owner or resident proposing use of a party room by a group, except a group or gathering sponsored by the Association, shall be required to deposit \$100.00 with the Association as a security deposit. Said deposit shall be refunded provided the party room is left in a neat, clean and undamaged condition, and further provided that the Rules and Regulations are not violated. The deposit shall be applied to cleaning,

repair and/or fines if violation occurs. The liability of the person responsible shall not be limited to the amount of the security deposit.

III. Any damage to a party room, pool, common area or any property shall be billed to the owner of the unit responsible for the cost of repairs or damages. An owner shall be responsible for the acts of his/her tenants, guests or family members.

IV. Weight Room. The weight room is open to all residents of Torrey Pines. The door is kept locked due to past vandalism. Please do not leave clothing or towels in the weight room.

V. Laundry Rooms. The laundry rooms are open from 7:00 a.m. to 10:00 p.m. every day. Please clean the lint traps when you finish drying your clothes. Clean up soap spills. Absolutely no dyeing of clothes in the washing machines. Please remove your clothes promptly so that others may use the machines.

RULES PROHIBITING LOUD, DISTURBING, OFFENSIVE NOISES OR ACTIVITIES

The Board of Managers desires to formally proclaim Rules and Regulations prohibiting loud, disturbing, offensive noises or activities;

THEREFORE, the following Rules and Regulations shall apply:

I. No loud disturbing noises or activities shall be conducted in any unit or any portion of the common areas.

II. Special care shall be taken not to disturb the peace and tranquility of any resident at any time and especially between the hours of 9:00 p.m. and 7:00 a.m.

III. At all times, TVs, stereos and other noisemaking appliances must be operated so as not to disturb the peace and tranquility of any resident. Such noisemaking appliances must be operated so that no noise is audible outside the operator's unit, especially between the hours of 9:00 p.m and 7:00 a.m. This also applies to car radios and stereos.

IV. Loud parties or loud activities shall be conducted in any unit or in any portion of the common areas which disturb the peace and tranquility of any resident.

V. In addition, the Board of Managers shall have the power, upon finding a violation of the above rules, to fine the owner, to suspend the voting rights of the owner and to suspend for up to 60 days per infraction the owner's or tenant's right to use any recreational facility including the party rooms at Torrey Pines, providing the owner or tenant has had notice in writing.

RULES AND REGULATIONS REGARDING PETS

The Board of Managers wishes to formally proclaim Rules and Regulations regarding pets at Torrey Pines.

THEREFORE, the following Rules and Regulations shall apply:

I. Absolutely no pet snakes, pet pigs or reptiles shall be kept, maintained or harbored on the premises. No exception to this rule is acceptable.

II. Not more than one pet per unit may be kept. And no large dogs such as German shepherds, police dogs, Rottweilers, Rhodesian Ridgebacks, Pitbulls, Chows, Doberman Pinschers, Labrador retrievers are permitted. Dogs such as Bishon, Chihuahua, miniature poodle, Pomeranian are acceptable. Pets are to be kept inside units at all times. If an animal becomes obnoxious to other residents, the owner/tenant shall be given written notice by the Managing Agent to correct the problem. If not corrected, the owner/tenant will be required to remove the animal from the premises. Rules and Regulations established by the County of Arapahoe and the City of Aurora will be strictly adhered to by an animal owner.

III. When on or in the common areas an animal must be on a leash and must be attended by the animal owner. Common areas shall mean, for the purpose of this regulation, all halls, stairways, landscaped areas, laundry rooms, elevators, trash enclosures and party rooms. Cleaning up animal droppings is the total responsibility of the animal's owner.

IV. No animal may be located or confined to any stationary

object in the common areas. No animal may be left on a balcony or patio unattended.

V. Owners are responsible for any property damage, injury or disturbance pet being kept within their unit may cause or inflict.

VI. No animal shall be permitted to bark, howl, whine or make other noises for such time as it disturbs the peace and tranquility for other residents.

VII. Penalties for violation of these Rules and Regulations are stated in the cover letter and will be enforced. Penalties for violation of a local government ordinance may be enforced by the locality without regard to any remedies pursued by the Association.

VEHICULAR TRAFFIC POLICIES

The Board of Managers desires to formally proclaim Rules and Regulations regarding the use of driveways and parking areas within Torrey Pines that it may equitably and consistently enforce the Declarations and By-laws.

THEREFORE, the following Rules and Regulations shall apply:

I. Any common sidewalks, driveways, entrances, stairwells, halls and passageways shall not be obstructed or used by any unit owner or owners, family members, guests, tenants/lessees or residents for any other purpose than ingress or egress from the units.

II. No vehicle or vehicles belonging to or under the control of a unit owner or owners, family members, guests, tenants/lessees, residents or employees of a unit owner shall be parked in such a manner as to impede or prevent ready access to any entrance to exit from any part of the premises shall be strictly observed.

III. No inoperable vehicle or non-registered vehicles shall be stored in designated parking areas or limited common areas. No vehicle repair shall be done in the designated parking areas or limited common areas. No changing of oil is permitted in any parking place. A parking place where a vehicle has leaked an excessive amount of oil or fluid must

be cleaned by the vehicle owner. If Torrey Pines maintenance personnel has to clean it up, there will be a \$50.00 charge to the owner/tenant.

IV. Parking of recreational vehicles such as motor homes, trailers, campers, boats or related equipment or accessories will not be permitted in the common parking areas.

V. The speed limit for all streets, driveways and parking lot lanes within Torrey Pines shall be ten (10) miles per hour.

VI. The Board of Managers shall cause stop and yield signs to be erected at their discretion.

VII. All guests' cars must be parked in a visitor "V" parking space.

VIII. Unlicensed vehicles or vehicles with expired license plate "tags" are not allowed to be parked in the common areas. Such vehicles will be towed out of the complex by the Association at the owner's expense.

IX. Children will not be permitted to ride bicycles, skateboards or play in the parking areas.

X. Vehicle owners parked illegally in a "striped" no-parking area of the parking lots will be subject to a fine. Vehicle owners illegally parked in a reserved parking space may have the vehicle towed by the owner/tenant of that reserved parking space at the vehicle owner's expense.

Resident(s) :

Unit Number : _____ Telephone Number : _____

1.

(Make) (Model) (Color) (License Number)

2.

(Make) (Model) (Color) (License Number)

3.

(Make) (Model) (Color) (License Number)

4.

(Make) (Model) (Color) (License Number)

5.

(Make) (Model) (Color) (License Number)

Do you use covered parking? Yes _____ No _____

If yes, list the space numbers (1 thru 36) _____

Do you own your covered parking spaces? Yes _____ No _____

If not, who owns it/them? _____

CC : Resident

NOTE : If/when you purchase/replace a vehicle, please give the new information to a member of the Board of Directors or Earl Johnson, Managing Agent, 303-745-2220