

One Breckenridge Place Association, Inc.
Rules and Regulations
Revised 1-25-2017

1. Walkways, entrances, stairways, sidewalks, parking spaces, driveways and roads shall not be obstructed or used for any purpose other than ingress to and egress from a unit.
2. The exterior of the Units including any decks and patios, shall not be painted, decorated or modified by any Owner, guest or tenant in any manner without prior written consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association.
3. No article shall be hung or shaken from the doors, windows, decks or patios or placed upon the outside window sills or railings of any Unit without the prior written consent of the Association.
4. No bicycles, skies, snowboards, barbecues (other than gas or electric grills), toys or other personal articles shall be allowed to stand on any deck, patio or on any of the General Common Elements. Deck and patio furniture and working hot tubs are excepted. All such areas shall be kept in a neat and sanitary condition at all times.
5. No Owner shall make or permit any noises that will disturb or annoy the occupants of any other Unit or do or permit anything to be done which will interfere with the rights, comfort or convenience of other Owners or guests.
6. No awnings, window guards, light reflective materials, shutters, ventilators, fans or air conditioning devices or other machinery or equipment shall be placed in such a location so as to be visible from the exterior of an Unit except as shall have been previously approved in writing by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association.
7. No sign, notice or advertisement of any kind shall be placed on any portion of the property or any Unit therein, except such as shall have been previously approved in writing by the Association. Permanent realtor or owner "for sale" signs are not permitted. Open house signs are acceptable on a oneday basis only.
8. No aerials, satellite dish, antennas or solar panels of any kind shall be attached to, or hung from the exterior of the Units, the roofs, or any balcony without the prior written consent of the Association. No wiring for electrical, telephone, television or data shall be installed on the exterior of the Unit.
9. The agents of the Association and any contractor or workman authorized by the Association may enter any Unit at any reasonable hour of the day for purposes permitted under the terms of the Declarations and Bylaws of the Association or any Management Agreement. Except in case of emergency, entry will be made by prearrangement with the Owner.

10. No trash shall be placed outside the unit other than on the morning of trash pickup day. All trash must be placed in a trash container – no trash bags are allowed outside of the trash container.
11. No vehicle belonging to any Owner shall be parked in such manner as to impede or prevent ready access to or egress from another Owner's parking space. All traffic flow markings and signs regulating traffic shall be strictly observed. Each unit is allowed parking in their garage and one vehicle in the driveway. Vehicles in driveway must not be parked perpendicular to the driveway and cannot extend beyond the edge of the street. No additional parking is allowed anywhere in the complex. It is the Owner's and/or their Management Company's responsibility to insure that Renters adhere to this rule.
12. Owners shall not use and shall not allow their children or guests to use driveways, entrances or stairs as a play area.
13. No Owner may keep more than two animals generally recognized as house pets ["Pet(s)"] on the property or within any Unit without the express written permission of the Association. Such permission is revocable if the Pet(s) become noisy, menacing or obnoxious to other residents, in which event the Owner or person having control of the Pet(s) shall be given written notice to correct the problem, or if not corrected, the Owner, upon written notice by an officer of the Association, will be required to permanently remove the Pet(s) from the Property. Dogs must at all times be leashed and under the control of the Unit Owner. Unleashed dogs shall not be permitted in any of the General Common Elements. Dogs and other animals may not be left unattended on decks or patios at any time. It shall be the duty of the unit owner to remove and immediately clean up after the animal. Service animals are permitted.
14. The Association assumes no liability for, nor shall it be liable for, any loss or damage to articles stored in any common or other storage area.
15. Any damage to the General Common Elements or common property caused by an Owner shall be repaired at the expense of such Owner.
16. The Managing Agent or the Association shall retain a passkey to each Unit. No Owner shall alter any lock or install a new lock on any door leading into the Unit without prior consent, and if such consent is given, the new lock shall be keyed to match the master key. Notwithstanding the foregoing, electronic locks shall be permitted subject to three (3) mandatory requirements. The electronic locks must be: (i) keyed for used with the current master key system; (ii) suitable to cover existing holes in the door; and (iii) have a finish to match the existing exterior door hardware now in use. Only electronic locks which comply with the above requirements will be permitted.
17. In order to establish and maintain a uniform and aesthetic building exterior, window coverings must be consistent in appearance. The exterior of window coverings shall be white (light) or brown as appropriate to match the rest of the units. Any other window coverings require prior written consent of the Association.

18. No Owner shall carry on any business or trade from or in their Unit, or allow any other person to carry on any business or trade without the specific written approval of the Association. This prohibition, however, shall not prohibit persons from making or receiving business telephone calls within the Unit.
19. No motorcycle, motorbike, ski machine, golf cart, ATV or other motorized recreational vehicle shall be maintained, parked or operated outside of individual garages within the property without the specific written approval of the Association.
20. Violations of any of the Rules and Regulations shall be subject to a warning and/or fine. If the warning and/or fine is related to an Owner, an Owner's guest or a renter, the fine shall be charged to and the responsibility for payment shall be that of the owner. The warning and/or fine for each separate violation of the Rules and Regulations shall be as follows:
 - a. First Violation: Written or verbal warning by Managing Agent or Resident Manager
 - b. Second Violation: \$100.00 fine.
 - c. Third Violation: \$200.00 fine.
 - d. Fourth Violation
and thereafter: \$300.00 fine.

The violations for each separate violation shall be cumulative and shall not restart on a semi-annual, annual or some other basis.

If the violation is for parking or disturbing the peace – the violation must be corrected within 24 hours.

If the violation is for other items – the violation must be corrected within 2 weeks.

21. The foregoing Rules and Regulations are subject to amendment by the Association.