

## ASPEN CONDOMINIUMS ASSOCIATION

### Rules and Regulations

Updated 9/24/2024

**Parking:** There are limited parking spaces on the property. Each unit has two (2) parking spots. All additional vehicles per unit must park on the street. Never block vehicles even for a short period. There is no parking between the buildings.

**Kids at Play:** There is no designated playground area in the property. This is a very busy area and children cannot play between the buildings or near vehicles. Delivery trucks are unable to see our children playing.

**Grills:** Propane grills are allowed but are not to be used or stored on decks. The grills must be used 10 feet away from the building per insurance regulations.

**Animals:** Only support dogs are allowed with the following stipulations.

A letter from a licensed physician or psychiatrist must first be submitted.

All animals must be registered with the City of Gunnison.

This is an annual requirement of the city and includes cats. (Refer to the City of Gunnison's website)

The board has the right to impose reasonable surcharges to re-occurring nuisance animals.

**Marijuana and Smoking:** Although smoking of marijuana is legal for adults 21 and over, under the State of Colorado Marijuana codes "No Smoking" is allowed in all common areas of apartment and condominium complexes. If you allow smoking of any kind in your unit, you may be asked to install a filtration system to trap the fumes. All grounds on the property are considered common areas. (Refer to State of Colorado Marijuana Regulations). Owners/tenants are responsible for proper disposal of cigarette debris. With COVID-19 issues, our maintenance contractor will not remove these items from the grounds. Please dispose it in a safe container and dump in the garbage. Check with your owner of the units, or their designated property manager for their requirements.

**Trash:** A large dumpster is available behind the A building. There is no recycling available here. Any other items dumped ie: furniture, construction debris can be removed by the City. Their additional fees are listed on their website. If left near the dumpster for more than a week, we will remove it and charge the owner an additional cost. Please be aware that this area is under surveillance.

**Winter Prep:** Prior to winter, please remove toys and bikes. These items hinder snow removal maintenance. Never block walkways and entrances with these items. If they are not removed by Nov 1, the management company has the right to dispose of toys and bikes that are left in the common area.

**Noise:** As many occupants have to work or have school classes early, all loud music, remodeling in a unit, etc must cease at 10pm. (Refer to the City of Gunnison nuisance code)

**Short Term Rental:** Aspen Condominiums does not allow Short Term Rentals.

**Firewood:** No firewood is to be stored on decks or take up general common areas.

**Decks:** Decks are to remain clean of personal items as they are General Common Elements.



