

**THE CATALONIAN AT CHERRY CREEK NORTH  
CONDOMINIUM ASSOCIATION, INC**

**RULES & REGULATIONS**

**RESOLUTION  
OF THE  
CATALONIAN AT CHERRY CREEK NORTH CONDOMINIUM ASSOCIATION, INC.  
REGARDING POLICIES AND PROCEDURES FOR COVENANT AND RULE  
ENFORCEMENT**

**SUBJECT:** Adoption of a policy regarding the enforcement of covenants and rules and procedures for the notice of alleged violations, conduct of hearings and imposition of fines.

**PURPOSE:** To adopt a uniform procedure to be followed when enforcing covenants and rules to facilitate the efficient operation of the Association.

**AUTHORITY:** The Declaration, Articles of Incorporation, and Bylaws of the Association, and Colorado law.

**EFFECTIVE  
DATE:** January 1, 2006

**RESOLUTION:** The Association hereby adopts the following procedures to be followed when enforcing the covenants and rules of the Association:

1. Reporting Violations. Complaints regarding alleged violations may be reported by an Owner or resident within the community, a group of Owners or residents, the Association's management company, if any, Board member(s) or committee member(s) by submission of a written complaint.

2. Complaints. (a) Complaints by Owners or residents shall be in writing and submitted to the Board of Directors. The complaining Owner or resident shall have observed the alleged violation and shall identify the complainant ("Complainant"), the alleged violator ("Violator"), if known, and set forth a statement describing the alleged violation, referencing the specific provisions which are alleged to have been violated, when the violation was observed and any other pertinent information. Non-written complaints or written complaints failing to include any information required by this provision may not be investigated or prosecuted at the discretion of the Association. (b) Complaints by a member of the Board of Directors, a committee member, or the manager, if any, may be made in writing or by any other means deemed appropriate by the Board if such violation was observed by the Director or Manager.

3. Investigation. Upon receipt of a complaint by the Association, if additional information is needed, the complaint may be returned to the Complainant or may be investigated further by a Board designated individual or committee. The Board shall have sole discretion in appointing an individual or committee to investigate the matter.

4. Abatement Letter. If a violation is found to exist, written demand to cease and desist from the alleged violation shall be personally served upon the alleged Violator specifying:

- a. the alleged violation;
- b. the action required to abate the violation;
- c. a time period of 30 days during which the violation may be abated without further sanction; and
- d. a statement that any additional similar violation could result in the imposition of a sanction after notice and opportunity for a hearing.

5. Notice of Hearing. If the alleged Violator does not come into compliance within 30 days of the abatement letter, the Association shall serve the Violator with written notice of a hearing to be held by the Board. The notice shall be served at least 10 days prior to the hearing date, and shall contain:

- a. the alleged violation;
- b. the time and place of the hearing, which time shall not be less than 10 days from the giving of notice;
- c. an invitation to attend the hearing and produce any statement, evidence, and/or witness on his or her behalf; and
- d. the proposed sanction to be imposed.

6. Hearing. The hearing shall be held pursuant to the notice of hearing, affording the Violator a reasonable opportunity to be heard. Prior to the effectiveness of any sanction, proof of notice and the invitation to be heard shall be placed in the minutes of the hearing. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the Officer, Director, or agent who delivered such notice. The notice requirement shall be deemed satisfied if the alleged Violator appears at the hearing.

At the beginning of each hearing, the presiding officer shall introduce the case by describing the alleged violation and the procedure to be followed during the hearing. Each party or designated representative, may, but is not required to, make an

opening statement, present evidence and testimony, present witnesses, and make a closing statement. The presiding officer may also impose such other rules of conduct as may be appropriate under the given circumstances. Neither the Complainant nor the alleged Violator are required to be in attendance at the hearing. The Board shall base its decision solely on the matters set forth in the Complaint, results of the investigation and such other credible evidence as may be presented at the hearing. Unless otherwise determined by the Board, all hearings shall be open to attendance by all Owners.

After all testimony and other evidence has been presented at a hearing, the Board shall, within a reasonable time, not to exceed 30 days, render its written findings and decision, and impose a sanction, if applicable. A copy of such written findings, decision, and the sanction, if any, shall be included in the minutes of the hearing. A decision, either a finding for or against the Owner, shall be by a majority of the Board members present at the hearing. Failure to strictly follow the hearing procedures set forth above shall not constitute grounds for appeal of the hearing committee's decision absent a showing of denial of due process.

7. Failure to Attend Hearing. If the alleged Violator fails to appear at any hearing, the Board may make a decision with respect to the alleged violation based on the Complaint, results of the investigation, and any other available information without the necessity of holding a formal hearing. If a violation is found to exist, the alleged Violator may be assessed a fine pursuant to these policies and procedures.

8. Notification of Decision. The decision of the Board, committee or other person, shall be in writing and provided to the Violator and Complainant within 30 days of the hearing.

9. Fine Schedule. The following fine schedule has been adopted for all recurring covenant violations:

First violation	Warning letter
Second violation (of same covenant or rule)	\$25.00
Third violation (of same covenant or rule)	\$50.00
Fourth and subsequent violations	

(of same covenant or rule) \$100.00

Fourth and subsequent covenant violations may be turned over to the Association's attorney to take appropriate legal action

10. Waiver of Fines. The Board may waive all, or any portion, of the fines if, in its sole discretion, such waiver is appropriate under the circumstances. Additionally, the Board may condition waiver of the entire fine, or any portion thereof, upon the Violator coming into and staying in compliance with the Articles, Declaration, Bylaws or Rules.

11. Other Enforcement Means. This fine schedule and enforcement process is adopted in addition to all other enforcement means which are available to the Association through its Declaration, Bylaws, Articles of Incorporation and Colorado law. The use of this process does not preclude the Association from using any other enforcement means.

12. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

13. Supplement to Law. The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Project.

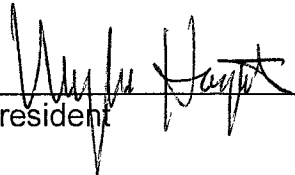
14. Deviations. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

15. Amendment. This policy may be amended from time to time by the Board of Directors.

PRESIDENT'S

**CERTIFICATION:** The undersigned, being the President of the Catalonian at Cherry Creek North Condominium Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on 5-9-06 and in witness thereof, the undersigned has subscribed his/her name.

**CATALONIAN AT CHERRY CREEK NORTH  
CONDOMINIUM ASSOCIATION, INC.,**  
a Colorado nonprofit corporation

By:  5-9-06  
President

**RESOLUTION  
OF THE  
CATALONIAN AT CHERRY CREEK NORTH  
CONDOMINIUM ASSOCIATION, INC.  
ADOPTING PROCEDURES FOR THE CONDUCT OF MEETINGS**

**SUBJECT:** Adoption of a policy and procedures for conducting Owner and Board meetings.

**PURPOSE:** To facilitate the efficient operation of Owner and Board meetings and to afford Owners an opportunity to provide input and comments on decisions affecting the community.

**AUTHORITY:** The Declaration, Articles of Incorporation, and Bylaws of the Association, and Colorado law.

**EFFECTIVE DATE:** January 1, 2006

**RESOLUTION:** The Association hereby adopts the following procedures regarding the conduct of meetings:

1. Owner Meetings. Meetings of the Owners of the Association shall be called pursuant to the Bylaws of the Association.

(a) **Notice.**

(1) In addition to any notice required in the Bylaws, notice of any meeting of the Owners shall be mailed to all Owners and physically posted on bulletin boards within the community at least 7 days prior to each such meeting, or as may otherwise be required by Colorado law.

(2) The Association shall also post notice on its website of all Owner meetings. Such notice shall be posted 7 days prior to such meeting.

(3) If any Owner has requested that the Association provide notice via email and has provided the Association with an email address, and the Association has the ability to provide email notice, the Association shall send notice of all Owner meetings to such Owner at the email address provided as soon as possible after notice is provided pursuant to the Bylaws but in no case less than 24 hours prior to any such meeting.

(b) **Conduct.**

(1) All Owner meetings shall be governed by the following rules of conduct and order:

- (A) The President of the Association or designee shall chair all Owner meetings.
- (B) All Owners and persons who attend a meeting of the Owners will sign in, present any proxies and receive ballots as appropriate. (See section below regarding voting).
- (C) Any person desiring to speak shall sign up on the list provided at check in and indicate if he/she is for or against an agenda item.
- (D) Anyone wishing to speak must first be recognized by the Chair.
- (E) Only one person may speak at a time.
- (F) Each person who speaks shall first state his or her name and Unit address.
- (G) Any person who is represented at the meeting by another person, as indicated by a written instrument, will be permitted to have such person speak for him/her.
- (H) Those addressing the meeting shall be permitted to speak without interruption from anyone as long as these rules are followed.
- (I) Comments are to be offered in a civilized manner and without profanity, personal attacks or shouting. Comments are to be relevant to the purpose of the meeting.
- (J) Each person shall be given up to a maximum of three minutes to make a statement or to ask questions. The Board may decide whether or not to answer questions during the meeting. Each person may only speak once. Yielding of time by a speaker to another individual shall not be permitted. Such time limit may be increased or decreased by the Chair, but shall be uniform for all persons addressing the meeting.
- (K) All actions and/or decisions will require a first and second motion.
- (L) Once a vote has been taken, there will be no further discussion regarding that topic.
- (M) So as to allow for and encourage full discussion by Owners, no meeting may be audio, video or otherwise recorded. Minutes of actions taken shall be kept by the association.
- (N) Anyone disrupting the meeting, as determined by the Chair, shall be asked to "come to order." Anyone who



does not come to order will be requested to immediately leave the meeting.

- (O) The Chair may establish such additional rules of order as may be necessary from time to time.

(c) **Voting.** All votes taken at Owner meetings shall be taken as follows:

(1) Election of Board members shall be conducted by secret ballot. Each Owner entitled to vote pursuant to the Bylaws shall receive a ballot. The ballot shall contain no identifying information concerning the ballot holder. In the event an Owner holds a proxy for another Owner, upon presentation of such proxy to the Secretary of the Association or the Secretary's designee, the Owner shall receive a secret ballot to cast the vote of the Owner who provided the proxy. The proxy shall be kept and retained by the Association.

(2) All other votes taken at a meeting of the Owners shall be taken in such method as determined by the Board of Directors including acclamation, by hand, by voice or by ballot, unless otherwise required by law.

(3) Written ballots shall be counted by a neutral third party (which excludes the Association's Manager and legal counsel) or by an Owner(s), who is not a candidate, selected randomly from a pool of two or more unit Owners. The Chair shall specify the procedure for randomly selecting the Owner(s). Such procedure shall ensure that the Owner(s) selected is done so without being chosen by the Chair, Board of Directors or candidates.

(4) The individual(s) counting the ballots shall report the results of the vote to the Chair by indicating how many votes were cast for each individual or how many votes were cast in favor and against any issue.

(d) **Proxies.** Proxies may be given by any Owner as allowed by C.R.S. 7-127-203.

(1) All proxies shall be reviewed by the Association's Secretary or designee as to the following:

- (A) Validity of the signature
- (B) Signatory's authority to sign for the unit Owner
- (C) Authority of the unit Owner to vote
- (D) Conflicting proxies
- (E) Expiration of the proxy

2. Board Meetings. Meetings of the Board of Directors of the Association shall be called pursuant to the Bylaws of the Association.

(a) **Conduct.**

(1) All Board meetings shall be governed by the following rules of conduct and order:

- (A) The President of the Association, or designee, shall chair all Board meetings.
- (B) All persons who attend a meeting of the Board shall be required to sign in, listing their name and unit address.
- (C) All Owners will be given an opportunity to speak as to any matter or ask questions of the Board during the Owner forum at the beginning of the meeting. Any Owner wishing to speak during the Owner forum shall so indicate at the time of sign in.
- (D) Anyone desiring to speak shall first be recognized by the Chair.
- (E) Only one person may speak at a time.
- (F) Each person speaking shall first state his or her name and Unit address.
- (G) Any person who is represented by another person as indicated by a written instrument at the meeting shall be permitted to have such person speak for them.
- (H) Those addressing the Board shall be permitted to speak without interruption from anyone as long as these rules are followed.
- (I) Comments are to be offered in a civilized manner and without profanity, personal attacks or shouting. Comments are to be relevant to the purpose of the meeting or issue at hand.
- (J) Each person shall be given up to a maximum of three minutes to speak or to ask questions, although questions may not be answered until a later date. Each person may only speak once during the Owner forum and once on any other issue prior to a vote by the Board on such issue. Yielding of time by a speaker to another individual shall not be permitted. Such time limit may be increased or decreased by the Chair but shall be uniform for all persons addressing the meeting.
- (K) No meeting of the Board may be audio, video or otherwise recorded except by the Board to aid in the preparation of minutes. Minutes of actions taken shall be kept by the Association.

(L) Anyone disrupting the meeting, as determined by the Chair, shall be asked to "come to order." Anyone who does not come to order shall be requested to immediately leave the meeting.

(b) **Owner Input.** After a motion and second has been made on any matter to be discussed, but prior to a vote by the Directors, Owners present at such time shall be afforded an opportunity to speak on the motion as follows:

(1) The Chair will ask those Owners present to indicate by a show of hands who wishes to speak in favor or against the motion. The Chair will then determine a reasonable number of persons who will be permitted to speak in favor of and against the motion and for how long each person will be permitted to speak. The Chair shall also announce the procedure for who shall be permitted to speak if not everyone desiring to speak will be permitted to speak.

(2) Following Owner input, the Chair will declare Owner input closed and there shall be no further Owner participation on the motion at hand unless a majority of the Board of Directors votes to open the discussion to further Owner participation.

3. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

4. Supplement to Law. The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Project.

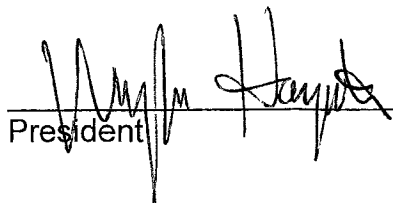
5. Deviations. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

6. Amendment. This Policy may be amended at any time by the Board of Directors.

**PRESIDENT'S  
CERTIFICATION:**

The undersigned, being the President of the Catalonian at Cherry Creek North Condominium Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on 5-09-06 and in witness thereof, the undersigned has subscribed his/her name.

**CATALONIAN AT CHERRY CREEK NORTH  
CONDOMINIUM ASSOCIATION, INC.,**  
a Colorado nonprofit corporation

By:  \_\_\_\_\_  
President

**RESOLUTION  
OF THE  
CATALONIAN AT CHERRY CREEK NORTH  
CONDOMINIUM ASSOCIATION, INC.  
REGARDING PROCEDURES FOR ADOPTION OF POLICIES, PROCEDURES,  
RULES, REGULATIONS, OR GUIDELINES**

**SUBJECT:** Adoption of a procedure to be followed when adopting policies, procedures, rules, regulations or guidelines (hereinafter "Policy" or "Policies") regarding the operation of the Association.

**PURPOSE:** To adopt a standard procedure to be used in developing Policies in order to facilitate the efficient operation of the Association.

**AUTHORITY:** The Declaration, Articles of Incorporation, and Bylaws of the Association, and Colorado law.

**EFFECTIVE  
DATE:** January 1, 2006

**RESOLUTION:** The Association hereby adopts the following procedures to be followed in adopting Policies of the Association:

1. Scope. The Board of Directors of the Association may, from time to time, adopt certain Policies as may be necessary to facilitate the efficient operation of the Association, including the clarification of ambiguous provisions in other documents, or as may be required by law. In order to insure that such Policies are necessary and properly organized, the Board shall follow the following procedures when adopting any Policy.

2. Drafting Procedure. The Board shall consider the following in drafting the Policy:

- (a) whether the governing documents or Colorado law grants the Board the authority to adopt such a Policy;
- (b) the need for such Policy based upon the scope and importance of the issue and whether the governing documents adequately address the issue; and
- (c) the immediate and long-term impact and implications of the Policy.

3. Adoption Procedure. Upon adoption of a Policy, a copy of the Policy shall be furnished to all Owners prior to the time it becomes effective.

4. Policy Book. The Board of Directors shall keep copies of any and all adopted Policies in a book designated as a Policy Book. The Board of Directors may further categorize Policies, Procedures, Rules and Regulations, Resolutions and Guidelines but shall not be required to do so.

5. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

6. Supplement to Law. The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Project.

7. Deviations. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

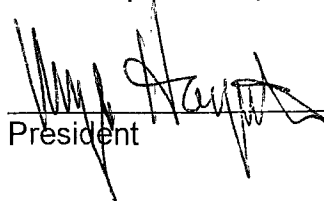
8. Amendment. This Procedure may be amended from time to time by the Board of Directors.

**PRESIDENT'S  
CERTIFICATION:**

The undersigned, being the President of the Catalonian at Cherry Creek North Condominium Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on 5-9-06 and in witness thereof, the undersigned has subscribed his/her name.

**CATALONIAN AT CHERRY CREEK NORTH  
CONDOMINIUM ASSOCIATION, INC.,**  
a Colorado nonprofit corporation

By:

  
\_\_\_\_\_  
President

5-9-06

**RESOLUTION  
OF THE  
CATALONIAN AT CHERRY CREEK NORTH  
CONDOMINIUM ASSOCIATION, INC.  
REGARDING POLICY AND PROCEDURES FOR COLLECTION OF UNPAID  
ASSESSMENTS**

**SUBJECT:** Adoption of a policy and procedure regarding the collection of unpaid assessments.

**PURPOSE:** To provide notice of the Association's adoption of a uniform and systematic procedure to collect assessments and other charges of the Association.

**AUTHORITY:** The Declaration, Articles of Incorporation, and Bylaws of the Association, and Colorado law.

**EFFECTIVE DATE:** January 1, 2006

**RESOLUTION:** The Association hereby adopts the following policy:

It is in the best interest of the Association to refer delinquent accounts promptly to an attorney for collection so as to minimize the Association's loss of assessment revenue. The Board of Directors has retained an attorney with experience in representing homeowner associations in collections and other matters. The Association hereby gives notice of its adoption of the following policies and procedures for the collection of assessments and other charges of the Association:

1. Due Dates. The monthly installments of the annual assessment as determined by the Association and as allowed for in the Declaration shall be due and payable on the 1st day of each month. Assessments or other charges not paid in full to the Association when due shall be considered past due and delinquent. Assessments or other charges not paid in full to the Association within 15 days of the due date shall incur late fees and interest as provided below.

2. Receipt Date. The Association shall post payments on the day that the payment is received by the Association.

3. Late Charges on Delinquent Installments. The Association shall impose on a monthly basis a \$25.00 late charge for each Owner who fails to timely pay his/her monthly installment of the annual assessment within 15 days of the due date. This late charge shall be a "common expense" for each delinquent Owner. The Association shall impose interest from the date due at the rate of three points above the U.S. Federal Reserve prime interest rate, which shall not exceed 21% per annum, on the amount owed for each Owner who fails to timely pay their monthly installment of the annual assessment within 15 days of the due date.

4. Personal Obligation for Late Charges. The late charge shall be the personal obligation of the Owner(s) of the unit for which such assessment or installment is unpaid. All late charges shall be due and payable immediately, without notice, in the manner provided by the Declaration (and as set forth herein) for payment of assessments.

5. Return Check Charges. In addition to any and all charges imposed under the Declaration, Articles of Incorporation and Bylaws, the Rules and Regulations of the Association or this Resolution, a reasonable fee, not to exceed \$20.00, shall be assessed against an Owner in the event any check or other instrument attributable to or payable for the benefit of such Owner is not honored by the bank or is returned by the bank for any reason whatsoever, including but not limited to insufficient funds. This returned check charge shall be a "common expense" for each Owner who tenders payment by check or other instrument which is not honored by the bank upon which it is drawn. Such return check charge shall be due and payable immediately, upon demand. Notwithstanding this provision, the Association shall be entitled to all additional remedies as may be provided by applicable law. Returned check charges shall be the obligation of the Owner(s) of the unit for which payment was tendered to the Association. Returned check charges shall become effective on any instrument tendered to the Association for payment of sums due under the Declaration, Articles, Bylaws, Rules and Regulations or this Resolution after the date adopted as shown above. If two or more of an Owner's checks are returned unpaid by the bank within any (fiscal) year, the Association may require that all of the Owner's future payments, for a period of one (1) year, be made by certified check or money order. This return check charge shall be in addition to any late fees or interest incurred by an Owner. Any returned check shall cause an



account to be past due if full payment of the monthly installment of the annual assessment is not timely made within 15 days of the due date.

6. Attorney Fees on Delinquent Accounts. As an additional expense permitted under the Declaration and by Colorado law, the Association shall be entitled to recover its reasonable attorney fees and collection costs incurred in the collection of assessments or other charges due the Association from a delinquent Owner. The reasonable attorney fees incurred by the Association shall be due and payable immediately when incurred, upon demand.

7. Application of Payments. All sums collected on a delinquent account that has been turned over to the Association's attorney shall be remitted to the Association's attorney until the account is brought current. All payments received on account of any Owner or the Owner's property (hereinafter collectively "Owner"), shall be applied to payment of any and all legal fees and costs (including attorney fees), expenses of enforcement and collection, late charges, returned check charges, lien fees, and other costs owing or incurred with respect to such Owner pursuant to the Declaration, Articles, Bylaws, Rules and Regulations, or this Resolution, prior to application of the payment to any special or regular assessments due or to become due with respect to such Owner.

8. Collection Process.

(a) After an installment of an annual assessment or other charges due to the Association becomes more than 30 days delinquent, the manager shall send a written notice ("First Notice") of non-payment, amount past due, notice that interest and late fees have accrued and request for immediate payment.

(b) After an installment of an annual assessment or other charges due to the Association becomes more than 60 days delinquent, the manager shall send a second written notice ("Second Notice") of non-payment, amount past due, notice that interest and late fees have accrued, notice of intent to file a lien and request for immediate payment.

(c) After an installment of an annual assessment or other charges due to the Association becomes

more than 90 days delinquent, the manager shall turn the account over to the Association's attorney for collection. Upon receiving the delinquent account, the Association's attorneys shall file a lien and send a letter to the delinquent Owner demanding immediate payment for past due assessments or other charges due. Upon further review, the Association's attorney may file a lawsuit. If a judgment or decree is obtained, including without limitation a foreclosure action, such judgment or decree shall include reasonable attorney's fees together with the cost of the action and any applicable interest and late fees.

(d) In addition to the steps outlined above, the Association may elect to suspend the voting rights of any Owner whose account is past due at the time of such voting.

10. Collection Procedures/Time Frames. The following time frames shall be followed for use in the collection of monthly installments of the annual assessment and other charges.

Due Date (date payment due)	1st day of the month due
First Notice (notice that late charges and interest have accrued)	30 days after due date
Second Notice (notice that late charges and interest have accrued, notice of intent to file lien)	60 days after due date
Delinquent account turned over to Association's attorney; Lien filed; Demand letter sent to Owner.	90 days after due date

The attorney is to consult with the Association as necessary to determine if payment has been arranged or what collection procedures are appropriate.

11. Certificate of Status of Assessment. The Association shall furnish to an Owner or such Owner's designee upon

written request, delivered personally or by certified mail, first class postage prepaid, return receipt requested, to the Association's agent, a written statement setting forth the amount of unpaid assessments currently levied against such Owner's property for a \$100.00 fee. Such statement shall be furnished within 14 business days after receipt of the request, and shall be delivered personally or by certified mail, first class postage prepaid, return receipt requested. However, if the account has been turned over to the Association's attorney, such request may be handled through the attorney.

12. Bankruptcies and Foreclosures. Upon receipt of any notice of a bankruptcy filing by an Owner, or upon receipt of a notice of a foreclosure by any holder of an encumbrance against any unit within the Association, the manager shall notify the Association's attorney of the same and turn the account over to the Association's attorney, if appropriate.

13. Use of Certified Mail/Regular Mail. In the event the Association shall cause a collection or demand letter or notices to be sent to a delinquent Owner, such notices or letters shall be delivered personally or sent by either certified or registered mail, first class postage-prepaid, return receipt requested, to the registered address of the delinquent Owner.

14. Referral of Delinquent Accounts to Attorneys. Upon referral to the Association's attorney, the attorney shall take all appropriate action to collect the accounts referred. After an account has been referred to an attorney, the account shall remain with the attorney until the account is settled, has a zero balance or is written off. The attorney, in consultation with the Association, is authorized to take whatever action is necessary and determined to be in the best interests of the Association, including, but not limited to:

- a. Filing of a suit against the delinquent Owner for money judgment;
- b. Instituting a judicial foreclosure action of the Association's lien;
- c. Filing necessary claims, documents, and motions in bankruptcy court in order to protect the Association's interests; and
- d. Filing a court action seeking appointment of a receiver.

All payment plans involving accounts referred to an attorney for collection shall be set up and monitored through the attorney.

Upon referral of any matter to the Association's attorney, the Association shall pay the attorney's usual and customary charges as well as any costs incurred by the attorney on the Association's behalf, promptly upon receipt of the monthly invoice from the attorney.

15. Appointment of a Receiver. The Association may seek the appointment of a receiver if an Owner becomes delinquent in the payment of assessments pursuant to the Declaration and Colorado law. A receiver is a disinterested person, appointed by the court, who manages the rental of the property, collects the rent and disburses the rents according to the court's order. The purpose of a receivership for the Association is to obtain payment of current assessments, reduce past due assessments and prevent the waste and deterioration of the property.

16. Judicial Foreclosure. The Association may choose to foreclose on its lien in lieu of or in addition to suing an Owner for a money judgment. The purpose of foreclosing is to obtain payment of all assessments owing in situations where either a money judgment lawsuit has been or is likely to be unsuccessful or other circumstances favor such action.

17. Waivers. The Association is hereby authorized to extend the time for the filing of lawsuits and liens, or to otherwise modify the procedures contained herein, as the Association shall determine appropriate under the circumstances.

18. Communication with Owners. All communication with a delinquent Owner shall be handled through the Association's attorney once a matter has been referred to the attorney. Neither the Manager nor any member of the Board of Directors shall discuss the collection of the account directly with an Owner after it has been turned over to the Association's attorney unless the attorney is present or has consented to the contact.

19. Defenses. Failure of the Association to comply with any provision in this Policy shall not be deemed a defense to payment of assessment fees or other charges, late charges,

return check charges, attorney fees and/or costs as described and imposed by this Policy.

20. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

21. Supplement to Law. The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Project.

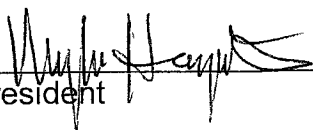
22. Deviations. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

23. Amendment. This Policy may be amended from time to time by the Board of Directors.

**PRESIDENT'S  
CERTIFICATION:**

The undersigned, being the President of the Catalonian at Cherry Creek North Condominium Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on 5-9-06 and in witness thereof, the undersigned has subscribed his/her name.

**CATALONIAN AT CHERRY CREEK NORTH  
CONDOMINIUM ASSOCIATION, INC.,**  
a Colorado nonprofit corporation

By:  \_\_\_\_\_  
President

**RESOLUTION  
OF THE  
CATALONIAN AT CHERRY CREEK NORTH CONDOMINIUM ASSOCIATION, INC.  
ADOPTING POLICIES AND PROCEDURES  
REGARDING BOARD MEMBER CONFLICTS OF INTEREST**

**SUBJECT:** Adoption of a policy and procedure regarding Director conflicts of interest and a code of ethics.

**PURPOSE:** To adopt a policy and procedure to be followed when a Director has a conflict of interest to ensure proper disclosure of the conflict and voting procedures and to adopt a code of ethics for Directors.

**AUTHORITY:** The Declaration, Articles of Incorporation, and Bylaws of the Association, and Colorado law.

**EFFECTIVE  
DATE:** January 1, 2006

**RESOLUTION:** The Association hereby adopts the following policy and procedure regarding Director conflicts of interest and code of ethics:

1. General Duty. The Board of Directors shall use its best efforts at all times to make decisions that are consistent with high principles, and to protect and enhance the value of properties of the members and Association. All Directors shall exercise their power and duties in good faith and in the best interest of, and with utmost loyalty to the Association. All Directors shall comply with all lawful provisions of the Declaration and the Association's Articles, Bylaws, and Rules and Regulations.

2. Definition. A conflict of interest exists whenever any contract, decision or other action taken by or on behalf of the Board would financially benefit: (i) a Director; (ii) a parent, grandparent, spouse, child, or sibling of the Director; (iii) a parent or spouse of any of the persons in subsection (ii); (iv) an entity in which a Director is a director or officer or has a financial interest.

3. Disclosure of Conflict. Any conflict of interest on the part of any Director shall be verbally disclosed to the other Directors in open session at the first open meeting of the Board of Directors at which the interested Director is present prior to any discussion or vote on the matter. After disclosure, the Director may participate in the discussion but shall not vote on the matter. The minutes of the meeting shall reflect the disclosure made, the abstention from voting, the composition of the quorum and record who voted for and against.

4. Code of Ethics. In addition to the above, each Director and the Board as a whole shall adhere to the following Code of Ethics:

(a) No Director shall use his/her position for private gain, including for the purpose of enhancement of his/her financial status through the use of certain contractors or suppliers.

(b) No contributions will be made to any political parties or political candidates by the Association.

(c) No Director shall solicit or accept, directly or indirectly, any gifts, gratuity, favor, entertainment, loan or any other thing of monetary value from a person who is seeking to obtain contractual or other business or financial relations with the Association.

(d) No Director shall accept a gift or favor made with the intent of influencing a decision or action on any official matter.

(e) No Director shall receive any compensation from the Association for acting as a volunteer.

(f) No Director shall willingly misrepresent facts to the members of the community for the sole purpose of advancing a personal cause or influencing the community to place pressure on the Board to advance a personal cause.

(g) No Director shall interfere with a contractor engaged by the Association while a contract is in progress. All communications with Association contractors shall go through the Board President or be in accordance with policy.

(h) No Director shall harass, threaten, or attempt through any means to control or instill fear in any member, Director or agent of the Association.

(i) No promise of anything not approved by the Board as a whole can be made by any Director to any subcontractor, supplier, or contractor during negotiations.

(j) Any Director convicted of a felony shall voluntarily resign from his/her position.

(k) No Director shall knowingly misrepresent any facts to anyone involved in anything with the community which would benefit himself/herself in any way.

(l) Language and decorum at Board meetings will be kept professional. Personal attacks against owners, residents, managers, service providers and Directors are prohibited and are not consistent with the best interest of the community.

5. Failure to Disclose Conflict. Any contract entered into in violation of this policy shall be void and unenforceable. In such event, the Board, at the next meeting of the Board, shall vote again on the contract, decision or other action taken in violation of this Policy.

6. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.

7. Supplement to Law. The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the community.

8. Deviations. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

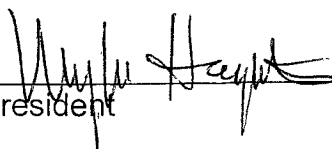
9. Amendment. This policy may be amended from time to time by the Board of Directors.

**PRESIDENT'S  
CERTIFICATION:**

The undersigned, being the President of the Catalonian at Cherry Creek North Condominium Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on 5-9-06 and in witness thereof, the undersigned has subscribed his/her name.

**CATALONIAN AT CHERRY CREEK NORTH  
CONDOMINIUM ASSOCIATION, INC.,**  
a Colorado nonprofit corporation

By:

  
\_\_\_\_\_  
President



**RESOLUTION  
OF THE  
CATALONIAN AT CHERRY CREEK NORTH  
CONDOMINIUM ASSOCIATION, INC.  
REGARDING INVESTMENT OF RESERVE POLICY**

**SUBJECT:** Adoption of an Investment Policy for reserves of the Association.

**PURPOSES:** To adopt a policy for the investment of reserve funds.

**AUTHORITY:** The Declaration, Articles of Incorporation, and Bylaws of the Association, and Colorado law.

**EFFECTIVE  
DATE:** January 1, 2006

**RESOLUTION:** The Association hereby adopts a Policy as follows:

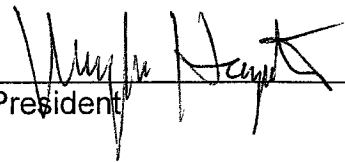
1. Scope. In order to properly maintain areas in the Community that are the responsibility of the Association, to comply with state statutes, to manage reserve funds, and to protect the market value of Owners' homes and livability in the Community, the Board of Directors determines that it is necessary to have policies and procedures for the investment of reserve funds.
2. Purpose of the Reserve Fund. The purpose of the Reserve Fund shall be to responsibly fund and finance the projected repair and replacement of those portions of the Community that the Association is responsible for and for such other funding as the Board of Directors may determine. The portions of the Community that the Association is responsible for typically have limited but reasonably predictable useful lives.
3. Investment of Reserves. The Board of Directors of the Association shall invest funds held in the Reserve Funds accounts to generate revenue that will accrue to the Reserve Funds accounts balance pursuant to the following goals, criteria and policies:
  - (a) Safety of Principal. Promote and ensure the preservation of the Reserve Fund's principal.
  - (b) Liquidity and Accessibility. Structure maturities to ensure availability of assets for projected or unexpected expenditures.
  - (c) Minimal Costs. Investments costs (redemption fees, commissions, and other transactional costs) should be minimized.
  - (d) Diversify. Mitigate the effects of interest rate volatility upon reserve assets.

- (e) Return. Funds should be invested to seek the highest level of return.
4. Limitation on Investments. Unless otherwise approved by the Board, all investments will be FDIC (Federal Deposit Insurance Corporation) insured and/or guaranteed by the United States Government.
5. Investment Strategy. The investment strategy of the Association should emphasize a long-term outlook by diversifying the maturity dates of fixed-income instruments within the portfolio utilizing a ladder investment approach.
6. Independent Professional Investment Assistance. The Board of Directors of the Association may hire a qualified investment counselor to assist in formulating a specific investment strategy.
7. Review and Control. The Board shall review Reserve Fund investments periodically to ensure that the funds are receiving competitive yields and shall make prudent adjustments as needed.
8. Reserve Study. In order to determine funding of the Reserve Fund, the Board of Directors may determine, with the assistance and advice of professionals, the life expectancy of those portions of the Community to be maintained by the Association and the anticipated costs of maintaining, replacing and improving those identified areas (hereinafter referred to as a "Reserve Study").
9. Review of Reserve Study. The Board of Directors shall cause the Reserve Study, if any, and reserve funding to be reviewed and updated periodically, at least once every three years, to adjust and make changes in costs, inflation and interest yield on invested funds, plus modification, addition or deletion of components.
10. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
11. Supplement to Law. The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the community.
12. Deviations. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
13. Amendment. This policy may be amended from time to time by the Board of Directors.

**PRESIDENT'S**

**CERTIFICATION:** The undersigned, being the President of the Catalonian at Cherry Creek North Condominium Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on 5-9-06 and in witness thereof, the undersigned has subscribed his/her name.

**CATALONIAN AT CHERRY CREEK NORTH  
CONDOMINIUM ASSOCIATION, INC.,**  
a Colorado nonprofit corporation

By:  \_\_\_\_\_  
President

**RESOLUTION  
OF THE  
CATALONIAN AT CHERRY CREEK NORTH CONDOMINIUM ASSOCIATION, INC.  
REGARDING POLICY AND PROCEDURE FOR INSPECTION AND COPYING OF  
ASSOCIATION RECORDS**

- SUBJECT:** Adoption of a procedure for the inspection and copying of Association records by Owners and retention of Association permanent records.
- PURPOSE:** To adopt a policy regarding an Owner's right to inspect and copy Association records and identification of records to be permanently retained by the Association. To adopt a standard procedure to be followed when an Owner chooses to inspect or copy Association records.
- AUTHORITY:** The Declaration, Articles of Incorporation, and Bylaws of the Association, and Colorado law.
- EFFECTIVE DATE:** January 1, 2006
- RESOLUTION:** The Association hereby adopts the following Policy and Procedures:
1. The Association shall permanently retain the following records as required by Colorado law:
    - Minutes of all Board and Owner meetings;
    - All actions taken by the Board or unit Owners by written ballot in lieu of a meeting;
    - All actions taken by a committee on the behalf of the Board instead of the Board acting on behalf of the Association; and
    - All waivers of the notice requirements for unit owner meetings, Board member meetings, or committee meetings.
  2. Inspection/Copying Association Records. An Owner or his/her authorized agent is entitled to inspect and copy any of the books and records of the Association, subject to the exclusions, conditions and requirements set forth below:
    - (a) The inspection and/or copying of the records of the Association shall be at the Owner's expense;

- (b) The inspection and/or copying of the records of the Association shall be conducted during the regular business hours of 9:00 a.m. to 5:00 p.m. at 280 S. Madison St., Denver, CO 80209;
- (c) The Owner shall give the Association's managing agent a written demand, stating the purpose for which the inspection and/or copying is sought, at least five business days before the date on which the Owner wishes to inspect and/or copy such records; and
- (d) The Owner shall complete and sign the Agreement Regarding Inspection of Association Records prior to the inspection and copying of any Association record. A copy of the Agreement is attached to this Policy. Failure to properly complete or sign the Agreement shall be valid grounds for denying an Owner the right to inspect and/or copy any record of the Association.

3. Proper Purpose/Limitation. Association records shall not be used by any Owner for:

- (a) Any purpose unrelated to an Owner's interest as an Owner;
- (b) The purpose of soliciting money or property unless such money or property will be used solely to solicit the votes of the Owners in an election to be held by the Association;
- (c) Any commercial purpose;
- (d) For the purpose of giving, selling, or distributing such Association records to any person; or
- (e) Any improper purpose as determined in the sole discretion of the Board.

4. Exclusions. The following records shall NOT be available for inspection and/or copying as they are deemed confidential:

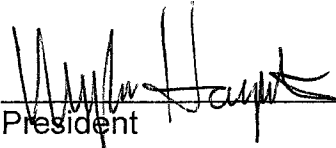
- (a) Attorney-client privileged documents and records, unless the Board decides to disclose such communications at an open meeting;
- (b) Any documents that are confidential under constitutional, statutory or judicially imposed requirements; and
- (c) Any documents, or information contained in such documents, disclosure of which would constitute an unwarranted invasion of individual privacy, including but not limited to social security numbers, dates of birth, personal bank account information, and driver's license numbers.

5. Fees/Costs. Any Owner requesting copies of Association records shall be responsible for all actual costs incurred by the Association, which have been determined to be \$.10 per page, and \$25.00 per hour to search, retrieve, and copy the record(s) requested. The Association may require a \$25.00 deposit, as an amount equal to the anticipated actual cost of the requested records. Failure to pay such deposit shall be valid grounds for denying an Owner copies of such records. If after payment of the deposit it is determined that the actual cost was more than the deposit, Owner shall pay such amount prior to delivery of the copies. If after payment of the deposit it is determined that the actual cost was less than the deposit, the difference shall be returned to the Owner with the copies. There shall be no cost to any Owner accessing records which are required to be disclosed by Colorado law at no cost to Owners.
6. Inspection. The Association reserves the right to have a third party present to observe during any inspection of record by an Owner or the Owner's representative.
7. Original. No Owner shall remove any original book or record of the Association from the place of inspection nor shall any Owner alter, destroy or mark in any manner, any original book or record of the Association.
8. Creation of Records. Nothing contained in this Policy shall be construed to require the Association to create records that do not exist or compile records in a particular format or order.
9. Definitions. Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
10. Supplement to Law. The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Project.
11. Deviations. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.
12. Amendment. This policy may be amended from time to time by the Board of Directors.

**PRESIDENT'S  
CERTIFICATION:**

The undersigned, being the President of the Catalonian at Cherry Creek North Condominium Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on 5-9-06 and in witness thereof, the undersigned has subscribed his/her name.

**CATALONIAN AT CHERRY CREEK NORTH  
CONDOMINIUM ASSOCIATION, INC.,**  
a Colorado nonprofit corporation

By:  \_\_\_\_\_  
President

**AGREEMENT REGARDING INSPECTION AND COPYING OF RECORDS  
OF THE CATALONIAN AT CHERRY CREEK NORTH CONDOMINIUM  
ASSOCIATION, INC.**

I have requested to inspect and/or obtain copies of the following records of the Catalonian At Cherry Creek North Condominium Association, Inc. (be as specific as possible): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The records shall be used for the following purpose(s) only: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I understand that under the terms of the Colorado Revised Nonprofit Corporation Act, Association records may not be obtained or used for any purpose unrelated to my interest(s) as an Owner. I further understand and agree that without limiting the generality of the foregoing, Association records may not be:

(A) used to solicit money or property unless such money or property will be used solely to solicit the votes of the Owners in an election held by the Association;

(B) used for any commercial purpose;

(C) sold to, otherwise distributed to, or purchased by any person;

(D) any other purpose prohibited by law; or

(E) any purpose not related to the reason specified in this Agreement.

In the event any document requested is used for an improper purpose or purpose other than that stated above, I will be responsible for any and all damages, penalties and costs incurred by the Association, including attorney fees resulting from such improper use. I will additionally be subject to any and all enforcement procedures available to the Association through its governing documents and Colorado law.

Understood and agreed to by:

\_\_\_\_\_  
Homeowner

\_\_\_\_\_  
Homeowner

\_\_\_\_\_  
Address  
\_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



**THE RULES AND REGULATIONS FOR  
THE CATALONIAN AT CHERRY CREEK NORTH  
HOMEOWNERS' ASSOCIATION  
AS APPROVED BY THE BOARD OF DIRECTORS  
EFFECTIVE JULY 31, 2000**

# NOTICE

*(Please retain for your information)*

## Amendment to the Rules and Regulations of The Catalonian at Cherry Creek North

May 21, 2004

### Late Fee Policy

To: All Owners  
180 Cook Street  
Denver, CO 80206

From: Board of Directors  
Cherry Creek Tower Condominium Association

At the board meeting held on April 13, 2004 it was approved that the late fee provisions for the Association be amended as follows:

Effective June 1, 2004, a late fee in the amount of \$25.00 will be assessed on any payments not received on or before the 15<sup>th</sup> day of each month.

All owner's monthly condominium fees, fines, or other charges due, are considered due and payable on the 1<sup>st</sup> day of each month and must be **received** by Wehner Property Management, 280 S. Madison Street, Denver, CO 80209 by the 15<sup>th</sup> of each month. Payments are considered delinquent if **received** after the 15<sup>th</sup> day of each month.

All requests to change or waive a late fee or other charge must be directed in writing to the Board of Directors. The management company does not have the authority to rescind a late fee without the Board's approval.

Thank you.  
Board of Directors

**Minutes from the November 21<sup>st</sup>  
Special Meeting with the Board of Directors**

November 21, 2000

The meeting was called to review and revise the current Rules and Regulations as discussed at the Monthly Homeowners meeting on November 7<sup>th</sup>.

**Approval of Minutes:**

No such prior approval was necessary.

**Revision to Section 18 on page 3:**

The attached form was revised by the Board of Directors.

**Executive Discussion:**

The Board members (John Horvat and Megan Varveris) met briefly to discuss the particular issue at hand and immediately approved such modification to the Rules and Regulations. It was noted that there is not change to the procedure for any project or construction, as this will still require a Home Owner to submit their plan and follow the rules as presented in the Rules and Regulations in effect as of July 31, 2000.

Meeting was adjourned.

*Megan Varveris, President*

*John Horvat, Director (via phone)*

**Amendment to the Rules and Regulations**

Add to 18, page 3

**Paragraph One:**

No owner shall make any structural addition, alteration, or improvement in or to his or her unit without providing prior written consent from the Architectural Review Committee and the Board of Directors and making arrangements with the Management Association.

**Paragraph Four:**

In the event that structural addition, alteration, or improvement is made to an individual unit, the unit owner shall post a deposit with the Management Company. The deposit amount will be a minimum of \$500, the actual amount will be subject to the Board of Directors and will depend on the amount of work being done.

# **RULES AND REGULATIONS FOR THE CATALONIAN AT CHERRY CREEK NORTH HOMEOWNERS' ASSOCIATION**

## **INTRODUCTION**

The following rules and regulations are intended to make this a nice place to live for all of us. Basically, they are very simple and follow the general rule: "Do unto others as you would have them do unto you."

It should be remembered that the implementation of these rules require the cooperation of all owners and occupants. The intent of the Rules and Regulations is an attempt to achieve a harmonious living environment providing the "greatest good for the greatest number."

## **SUGGESTIONS AND COMPLAINTS**

The Board of Directors' policy is that all suggestions and/or complaints be in writing, be signed and be given to any member of the Board or to the Managing Agent.

The Declarations of The Catalonian at Cherry Creek North are the prevailing document.

## TABLE OF CONTENTS

Statement of Purpose .....	1
General Rules .....	3
1) Definitions .....	3
2) Lease of Unit.....	3
3) Occupancy of Unit.....	4
4) Evidence of Ownership .....	4
5) Shared Units .....	4
6) Control of Noise Levels.....	4
7) Trash Disposal .....	4
8) Balconies .....	5
9) Barbecue Cookers .....	5
10) Satellite Dishes .....	5
11) Parking Areas .....	5
12) Pets .....	6
13) Labeling of Mailboxes and Unit Directory .....	6
14) Common Area Controls .....	7
15) Elevator Emergency Telephone.....	7
16) Signs .....	7
17) Open Houses .....	7
18) Additions, Alterations, or Improvements by the Owners .....	8
19) Use of the Common Elements .....	10
Procedures for Moves In and Out of Building and Delivery and Movement of Large Items .....	11
Assessment for Violation of Rules .....	13
Board of Directors Monthly Meetings .....	13
Effective Date .....	13

## STATEMENT OF PURPOSE

The rules and regulations contained in this manual are the collective effort of several committees and the Board of Directors. The authority to issue and promulgate rules and regulations is set forth generally at Page 29, Paragraph 6.9 of the Condominium Declaration, which provides, among other matters, as follows:

“Rules and regulations may be adopted by the Board of Directors concerning and governing the use of the Common elements provided, however, that such Rules and Regulations shall be uniform and nondiscriminatory. Copies of all such Rules and Regulations shall be furnished to Owners prior to the time that they become effective.

No Owner or any guest, licensee, or invitees of an Owner shall violate the Rules and Regulations adopted from time to time by the Board of Directors, whether relating to the use of Units, the use of Common Elements, or otherwise. The Board may impose a fine in an amount as may be determined from time to time on any Owner for each violation of such Rules and Regulations of such Owner or his or her Guests.”

The authority to enforce compliance therewith is set forth at Page 11, paragraph 2.13 of said Condominium Declaration which states as follows:

“Each Owner shall comply strictly with, and shall cause each of his or her Guests to comply strictly with, all of the provisions of this Declaration and

the Articles and Bylaws of the Association, and the decisions, rules, regulations, and resolutions of the Association adopted pursuant thereto, as the same may be lawfully amended from time to time.

Failure to comply with any of the same shall be grounds for an action to recover sums due and for damages or injunctive relief, or both, along with costs of suit and reasonable attorneys' fees, maintainable by the Board of Directors in the name of the Association on behalf of the Owners, or, in a proper case, by any aggrieved Owner."

Owners and occupants are specifically advised that the rules and regulations may be repealed, changed, or modified by the Board of Directors from time to time. Additionally, if there are any conflicts with the Rules and Regulations and The Declarations, The Declarations will always control.

## GENERAL RULES

### 1) Definitions

Common areas are the general common elements. General common elements are: hallways, lobbies, general garage areas, guest parking areas, driveways, grounds, elevator, and any other areas as further described in the Condominium Declaration of The Catalonian at Cherry Creek North Homeowners' Association. As provided herein, when the Management Company is not available to assist in complying with these rules, a member of the Board of Directors should be contacted.

### 2) Lease of Unit

No unit shall be rented for a period of less than 6 months, and shall be evidenced by a written lease signed by the owner and lessee. A copy of the lease must be deposited with the Managing Agent prior to occupancy by the lessee. Any violation of the Condominium Declaration, By-laws of the Association, or any Rule or Regulation promulgated by the Association shall be deemed a violation of the lease covenants, and shall subject the lessee to eviction or other remedy available to the Association, and the cost and expense and all attorney fees incurred by the Association may be assessed against the owner of said unit. The owner is advised to insert a substantially similar clause in the said lease for owner protection. The owner should provide the tenant with a copy of this Rules and Regulations document.



- 3) Occupancy of Unit  
A one bedroom unit shall be occupied by no more than two persons. A two bedroom or one bedroom/dens unit shall be occupied by no more than four persons.
- 4) Evidence of Ownership  
The Managing Agent shall be provided with a photo or certified copy of the deed to each unit by the owner. Each owner is responsible for providing such deed within 30 days after the effective date hereof. After such date, said deed shall be furnished on or before date of occupancy of unit. The Association may obtain a photocopy of said deed, if not so furnished, and assess the owner with the cost thereof.
- 5) Shared Units  
The Management Company shall be provided with the name and telephone number of the person(s) occupying each unit.
- 6) Control of Noise Levels  
Each owner or lessee is responsible at all times to control the volume of sound within the unit consistent with a "good neighbor" policy. It is suggested that stereo speakers be placed on appropriate pedestals and/or that bass controls be moderated.
- 7) Trash Disposal  
The trash bin shall be used for sacked or bagged garbage only. Pet waste must be disposed of in a fastened plastic bag. Boxes and other bulky items should be taken to the trash bin and broken down to a flat surface.

8) Balconies

No balcony shall be enclosed or modified without approval of the Board. Storage cabinets placed on the balcony should not be visible from the street. Placing garments, rugs, laundry or other objects, except usual and customary balcony furniture and furnishings, on balconies is prohibited unless concealed from view.

9) Barbecue Cookers

Any and all barbecue cookers shall be in full compliance with Denver City and County Fire Code.

Excessive smoke should be controlled.

Violators are subject to fine by the Association and citation by the Fire Department.

10) Satellite Dishes

Installation of satellite dishes on Limited Common Elements or Common Elements requires the prior approval of the Board of Directors to assure the integrity of the building.

11) Parking Areas

a) Assigned parking: The assigned parking space shall be utilized solely for parking of one vehicle, and said parking space must be maintained in a neat and orderly appearance. No flammable, noxious, hazardous, or unsightly items or materials may be kept within the confines of said parking spaces or common elements of the parking area. Idling of automobile engines over one minute will not be permitted.

b) Upper deck parking: Delivery or personal vehicles of excessive weight are prohibited from being used on the upper deck parking area due to structural limitations.

12) Pets

Pets shall be limited to domesticated animals. The following information must be provided to the Management Company: owner's name and unit number; pet description. Renters are not allowed to have pets.

No pets shall be exercised in the common areas. A pet must either be held on a short leash or carried within the common areas. When using the trash bin to dispose of pet waste, the owner shall use a plastic bag tied securely.

Any pet which becomes a nuisance or causes unreasonable aggravation to the residents as determined by the Board of Directors shall be permanently removed by the pet's owner. Each complaint concerning the action of a pet or the neglect of a pet by its owner(s) shall receive immediate consideration by the Board, provided the complaint is written and signed. Violation of this regulation will be dealt with in accordance with Page 28, Paragraph 6.6 of the Declaration.

13) Labeling of Mailboxes and Unit Directory

Labeling of mailboxes and unit directory shall be of uniform quality and shall be installed only by the Management Company.

- 14) Common Area Controls  
The Management Company is responsible for regulation of common area controls, i.e., thermostats, fans, switches, etc.
  
- 15) Elevator Emergency Telephone  
The elevator telephone is provided in case the elevator malfunctions while you are inside. Activation of the black button provides connection to the elevator servicing company 24 hours a day. Once the button is activated, remain in the elevator to respond to the servicing company even if the elevator becomes operational.
  
- 16) Signs  
The Association will (upon request) provide a sign for the use of brokers or owners indicating a unit is for sale in the building. The broker should contact the Management Company or a Board Member to request that the sign be posted. Brokers cannot post their own signs. No "For Rent" signs shall be permitted.
  
- 17) Open Houses  
Open houses are allowed as long as the security of the homeowners is not interfered. The front entry system is to remain locked at all times. When having an open house, you must schedule with the Management Company. A sign must be posted in the entry to direct potential buyers, realtors and/or investors with the proper code to dial up to the individual unit. The individual unit will allow access through their phone system.

- 18) Additions, Alterations, or Improvements by the Owners  
No owner shall make any structural addition, or alteration, or improvement in or to his or her unit without the prior written consent of the Board of Directors. No owner shall paint or alter the exterior of his or her unit, including the doors, windows, and light fixtures, nor shall any owner paint or alter the exterior of any building, without the prior written consent of the Board of Directors.

The Board of Directors shall be obligated to answer any written request by an owner for approval of a proposed structural addition, alteration, or improvement within thirty (30) days after such request, and failure to do so within the stipulated time shall constitute approval by the Board of Directors of such proposed structural addition, alternation, or improvement.

If any application to any governmental authority for a permit to make any such structural addition, alteration, or improvement in or to any unit requires execution by the Association, and provided consent has been given by the Board of Directors, then the application shall be executed on behalf of the Association by an authorized officer, only, without however incurring any liability on the part of the Board of Directors, the Association or any of them to any contractor, subcontractor or materialman on account of such addition, alteration, or improvement, or to any person having claim for injury to person or damage to property arising therefrom as per Page 39 and 40 of the declarations, Paragraph 9.5.

In the event that structural addition, alteration, or improvement is made to an individual unit, the unit owner shall post a \$500.00 deposit, per unit, with the

Management Company. This deposit will cover any additional cleaning in the event that the unit owner does not return the common area to the way that the cleaning service had left it. Each unit owner must contact the Management Company and have the Management Company inspect the common areas prior to the addition, alteration, or improvement of the unit. After the work is completed, the unit owner must contact the Management Company to inspect the common areas before the deposit is returned. The Management Company has the right to deduct any monies from the deposit to clean the common areas. In the event that the restoration of common areas exceeds the deposit, the Management Company will bill the individual unit owner accordingly.

Structural addition, alteration, or improvement will be done between the hours of 8:00 a.m. and 4:00 p.m. No work is to be done on Saturdays or Sundays. A \$250.00 fine, per day violated, will be assessed against the unit if this rule is violated.

Any structural addition, alteration, or improvement being done to an individual unit must have permission by the Management Company. Work must be done by a licensed contractor and the contractor shall supply evidence of insurance. If permits are needed, the contractor shall supply them to the Management Company.

19) Use of the Common Elements

Each owner and his or her guests may use the appurtenant elements in accordance with the purpose for which they are intended, without hindering or encroaching upon the lawful rights of the other owners. The Board of Directors may adopt Rules and Regulations governing the use of the common elements, but such Rules and Regulations shall be uniform and nondiscriminatory. Each owner, by the acceptance of his or her deed or other instrument of conveyance or assignment and such owner's guests occupying the unit agree to be bound by any such adopted Rules and Regulations.

There shall be no obstruction of the common elements, nor shall anything be stored on any part of the common elements without the prior written consent of the Board of Directors. Unsightly spills or accidents in the hallways, stairwells, or around the grounds of the building are the responsibility of the unit resident or owner causing the problem. Nothing shall be altered, constructed on, or removed from the common elements except upon the prior written consent of the Board of Directors of the Association as per Page 28 of the declarations, Paragraph 6.2.

The sprinkler system, waterfall system, HVAC, electrical system, the telephone system, alarm system, elevator system, elevator room, front entry system, intercom system, lighting system, and any locked doors are not to be tampered with in any manner, except by the Management Company. All of the above will be maintained by the Management Company only. In the event that this rule is violated, a \$250.00 fine will be assessed to the unit owner.

## **PROCEDURES FOR MOVES IN AND OUT OF BUILDING AND DELIVERY AND MOVEMENT OF LARGE ITEMS**

The Management Company will schedule all moves in and out of the building on the basis of the rules and procedures given below:

- 1) The number of moves in one day shall not exceed two: one in the morning and one in the afternoon.
- 2) The Management Company shall be given at least one week notice of the proposed move. The actual move schedule shall be confirmed by the Management Company.
- 3) All moves shall be scheduled with the Management Company.
- 4) No moves shall be made unless the padding and floor protector have been installed in the elevator and the elevator ceiling removed by the Management Company.
- 5) All moves and deliveries of large items shall be made by the ramp on the East side of the building and not through the front doors.
- 6) The procedures for moves in and out of the building will also apply to delivery of large items such as furniture, appliances, etc., by suppliers, owners and renters.
- 7) The Management Company shall be notified when the move or delivery is completed.
- 8) There is a \$500.00 move-in deposit payable by the buyer of a condominium to The Catalonian at Cherry Creek North Homeowners' Association, to be assessed



with the transfer fee at the time a status letter is requested for closing. For rental move-ins, the fee is payable at the time the move is scheduled with the Management Company, as required.

## **ASSESSMENT FOR VIOLATION OF RULES**

Unless, as otherwise specifically provided herein, the Board of Directors may make a reasonable assessment for the violation of any rules or regulation, as authorized by Page 23 of the declarations, Paragraph 5.6.

## **BOARD OF MANAGERS MONTHLY MEETINGS**

The Board of Directors meets on a monthly basis. The date and time of the meeting will be posted. Any owner may also attend Board meetings, but may not participate.

## **EFFECTIVE DATE**

The within Rules and Regulations have been adopted and approved by the Board of Directors on July \_\_\_\_, 2000 and shall be in force and effect as of July \_\_\_\_, 2000.