

CHARTER RIDGE ASSOCIATION, INC.
(Charter Ridge Townhomes Homeowner's Association)
P O. Box 2913
Breckenridge, CO 80424

November 1, 2016

To: Charter Ridge Townhome Owners:

At this year's annual meeting, the Board of Directors of your homeowner's association had an extensive discussion about the need to make all owners aware of the Association's Rules and Regulations and to renew our efforts to enforce them. Over the past several years, there haven't been issues related to owners, but there have been multiple problems caused by renters. The issues have been primarily—but not exclusively—related to parking. For example, this summer there were five cars and a pit bull dog associated with one rental—clear violations of the no pets and parking provisions of the Rules. A copy of the Rules is attached.

To help enforce the Rules limiting outdoor parking to one car and specifying that it be parked in the home's driveway, we have instituted a parking permit system that will be administered by Bliss Property Management (for owner's personal parking) and by the two rental firms that handle the three Charter Ridge units that rent. Attached is the format of the permit that will be used for owners. A different permit will be used for renters and will be issued by the rental agents. We also plan to install appropriate signs on the garages of the three rental units giving notice that cars parked outside improperly or without permits are subject to being towed at the owner's expense.

When you need to park a car outside your home, please contact Carol Cannon to obtain the permit. Carol is also available to assist you from time-to-time with any special parking needs related to your personal use of your home.

If you use only one car and park in your garage, these procedures will not impact you at all. For those of us who on occasion have more than one car at Charter Ridge, these procedures may inconvenience us to some extent. We regret that, but the Board hopes that these efforts will result in fewer problems and increased enjoyment of Charter Ridge by all owners. We will be grateful for your cooperation.

Sincerely,



Dan E. Butt, President
For The Board

CHARTER RIDGE TOWNHOMES

RULES AND REGULATIONS

PURPOSE

The purpose of these rules and regulations is to maintain a high standard of living and enjoyment for Unit Owners, provide for a safe and enjoyable environment for Owners, their guests and tenants, and prevent degradation of Unit values. These rules and regulations (the "Rules") are pursuant to the Declaration of Covenants, Conditions, and Restrictions of Charter Ridge Townhomes, as amended (combined, the "Declarations").

UNIT USAGE

Units are to be used as single-family dwellings. In cases of rentals, the number of occupants shall not exceed eight persons.

NOISE AND PROPERTY ENJOYMENT

While at Charter Ridge Townhomes, Owners, guests, and tenants shall exercise care to avoid making or permitting to be made any loud, objectionable, or other noise that may disturb occupants of other Units. Particular care should be exercised in the area of hot tubs and the main driveway (Charter Ridge CT). No noxious or offensive activity shall be conducted, nor shall anything be done or placed within the Charter Ridge Townhomes Property that is or may become a nuisance or cause embarrassment, disturbance, or annoyance to others.

PARKING

Licensed and operable passenger automobiles and pickup trucks only are permitted. Each Unit is allowed to park two vehicles. One vehicle shall be parked in the Unit's garage and the other shall be parked on the Unit's driveway immediately in front of its garage. Vehicles shall not be parked on Charter Ridge CT (the main driveway). Motor homes, house trailers, campers, boats, trailers, snowmobiles, and motorcycles, are prohibited. Owner's vehicles in violation shall be given notice of the Association's right to tow. Vehicles owned by others are subject to immediate towing. All expenses incurred from towing shall be charged to the offending vehicle owner, or to the Owner of the Unit to which the vehicle owner resides or has visited.

GARBAGE

Owners, guests, and tenants shall dispose of all trash and garbage in the dumpster located near the Charter Ridge entrance. No hazardous waste, construction debris or large items, such as furniture, shall be placed in or around the dumpster. Owners may arrange for commercial garbage pickup during times of their residency. If commercial garbage service is used, Owners shall take care that garbage cans are not left outside after pickup.

HOT TUBS

Hot tubs may be used only between the hours of 8 a.m. and 10 p.m.

ANIMALS AND PETS

Owners may keep no more than two domesticated pets (either two dogs, two cats, or one dog and one cat) in their Unit during their residency. No pets shall be left outdoors without supervision by someone at least eight years of age who is also outdoors at the same time as the pet. Owners of pets are responsible for immediate pick-up, and proper disposal, of waste from their pets. It is prohibited to allow continued barking or other noises from animals, either inside or outside of a Unit. Guests and tenants are not allowed to have pets at Charter Ridge Townhomes.

MARIJUANA USE

The use of marijuana in any form outside the buildings at Charter Ridge is prohibited. Individual Owners may choose to prohibit these activities inside their Units.

LIFT STATIONS

Owners are aware that each Unit is serviced by a sewage lift station and, therefore, care must be taken not to flush foreign material down the toilets. This shall be communicated to tenants by rental agents.

UNIT LOCKS

All Units shall remain on the master key system at all times so the Property Manager can enter for emergencies (such as fire, water leaks, etc.) or required maintenance (such as lift station issues). If an Owner feels a change to the locks on his Unit is needed, the Property Manager should be contacted in advance.

COMPLIANCE

Owners are furnished a copy of these Rules and are responsible for complying with them. Owners who rent their Units shall furnish a copy of these Rules to their rental agent and shall make sure that such agent supplies a copy to prospective tenants and that such agent obtains sufficient information from prospective tenants to assure compliance with Unit Usage and other provisions of these Rules. Owners are responsible for the conduct of their family members, tenants, guests and invitees.

INTERPRETATION

Interpretation of the Rules will be at the sole discretion of the Board of Charter Ridge Association, Inc. (the "Board"). No failure of the Board to insist on the strict adherence to any provision of the Rules shall constitute a waiver of such provision unless such waiver is made in writing by the Board. Nor shall any failure to enforce any provision of the Rules prevent the Board from subsequently exercising any of the rights and remedies found in these Rules or the Declarations for any subsequent breach.

TERMS AND DEFINITIONS

Property Manager means Bliss Property Management who may be contacted at (970) 453-1080. Other terms used in these Rules have the meanings defined in the Declarations or these Rules.

ADOPTED by the Board of Directors of Charter Ridge Association, Inc. this 11th day of September, 2011.

Amended by the Board of Directors of Charter Ridge Association, Inc. this 1st day of September, 2016.

Amended by the Board of Directors of Charter Ridge Association, Inc. this 27th day of October, 2016.

**OWNER/PERSONAL GUEST PARKING PERMIT
CHARTER RIDGE TOWNHOMES**

UNIT # _____ DATES OF STAY _____

OWNER/PERSONAL GUEST NAME _____

**PLEASE PLACE THIS PARKING PERMIT ON THE DASH OF YOUR CAR
THAT IS PARKED IN YOUR DRIVEWAY DURING YOUR STAY.**

**This permit allows owners and their personal guests to park ONE car
outside in the home's driveway. A car parked in your garage doesn't
require a permit.**

**Any cars parked in the common area driveway or in other unit's driveways
WILL BE TOWED at the car owner's expense! If towed, contact Ryan's
Recovery Towing Service at 970-453-1388.**