

**FOREST PARK ESTATES HOMEOWNER'S ASSOCIATION
SUPPLEMENTAL RULES AND REGULATIONS
September 2015**

INTRODUCTION

The Forest Park Condominium Declarations Section 34, Subparagraph (m), provides that:

Additional and supplemental rules and regulations may be adopted by the Board of Managers concerning and governing the use of the general and limited common elements; provided, however, that such rules and regulations shall be furnished to Owners prior to the time that they become effective and that such rules and regulations shall be uniform and non-discriminatory except to the extent the Board has discretionary rights specifically given to it in this Declaration.

See also the By-Laws, Article IV, starting on page 3 for the responsibilities of the Board of Managers in establishing and enforcing rules "for the operation and maintenance of the condominium project as a first-class residential condominium property." The Board may add, delete or modify these Rules and Regulations whenever necessary.

The following Rules and Regulations (hereafter referred to as Rules) were adopted by the Forest Park HOA Board of Managers on _____. *This is not an all-inclusive list of Rules and Regulations. Some of the rules may supercede and/or replace prior rules. Please refer to the By-Laws and Condominium Declaration of Forest Park Estates for the comprehensive requirements.*

Our Board of Managers has adopted the following rules to help maximize enjoyment, maintain values, and assure the continued aesthetic beauty of our community. The rules apply to all Owners and their families, tenants, and guests. The rules are automatically a part of each lease (even if they are not attached), and each Owner is responsible for making sure his tenants have a copy of the HOA Rules and that they comply with Declarations, By-Laws and Rules of Forest Park Estates.

As any rental or lease arrangements are between the owner and the tenant, the Association will deal directly with the owners. If a rental property, the owner shall make his tenants aware of the Declarations, By-Laws and HOA Rule. Any infraction of these rules will cause a fine to be assessed against the owner and may result in legal action against the owner. Each determined infraction will be taken to the Board for action, and a fine will be assessed for each infraction. Failure to pay the fine or to persuade the tenant to immediately comply with the rules will give the Board the option of placing a lien on the unit, or of adjudicating the amount owed, plus attorney's fees and court costs.

Please see Section 34, Subsection (1) of the Declarations regarding the terms of an owner's right to lease/rent the owner's unit. Please note in accordance to the Declarations: "Any owner who leases his Condominium Unit shall, within ten (10) days after the execution of such lease, forward a copy of the same to the Association or the Association's Managing Agent."

**FOREST PARK ESTATES HOMEOWNER'S ASSOCIATION
SUPPLEMENTAL RULES AND REGULATIONS**

Some of the Rules stated in this document are covered under the Declarations and By-Laws, but are restated here for emphasis. Other of the Rules are newly adopted or updated to reflect the current needs of the Association.

The rules will be strictly enforced. If the rules are violated by any occupant or guest of the Owner's Home, the Owner will be responsible for corrective action, damages and fines.

FINES

At the annual Homeowners Meeting of April 1996, it was voted that the fine of \$100.00 would be assessed for each infraction with a 21% interest rate per annum. If the fine is not promptly paid, failure to pay the fine could result in the association putting a lien on the owner's unit.

- (a) The Board may assess fines against an Owner for violations of restrictions or standards of conduct contained in the Declaration, Bylaws, or Association rules which have been committed by an Owner, an occupant of the Owner's Home, or the owner or occupant's family, guests, employees, contractors, agents, tenants, or invitees. Each day of violation may be considered a separate violation if the violation continues after written notice to the Owner.
- (b) The Board may assess damage charges against an Owner for pecuniary loss to the Association from property damage or destruction of common areas or common facilities by the Owner or the Owner's family, guests, agents, occupants, or tenants.
- (c) The Association manager shall have authority to send notices to alleged violators, informing them of their violations and asking them to comply with the Rules and/or informing them of potential or probable fines or damage assessments. The Board may from time to time adopt a schedule of fines for minor or reoccurring violations, but the Board may vary any fine depending on the special circumstances of each case.
- (d) The procedure for assessment of fines and damage charges shall be as follows:
 - (1) The Association, acting through an officer, Board member, or managing agent, must give the Owner written notice of the fine or damage charge not later than 30 days after the assessment of the fine or damage charge by the Board;
 - (2) The notice of the fine or damage charge must describe the violation or damage;
 - (3) The notice of the fine or damage charge must state the amount of the fine or damage charge;

The Notice of a fine or damage charge must state that the Owner may, no later than 30 days after the date of the notice, request a hearing, in writing, before the Board or the managing agent to contest the fine or damage charge.

**FOREST PARK ESTATES HOMEOWNER'S ASSOCIATION
SUPPLEMENTAL RULES AND REGULATIONS**

- (e) Fine and/or damage charges are due immediately after the expiration of the 30-day period for requesting a hearing in writing; or if a hearing is requested, such fines or damage charges shall be due immediately after the Board's decision at such hearing, assuming that a fine or damage charge of some amount is confirmed by the Board at such hearing.

If the violation is not a repeat violation or similar to a previous violation about which an owner has previously been warned, the notice must provide the owner with an opportunity to cure the violation and to avoid the fine or damage charge.

Fines will be imposed for any and all violations of our Community's Rules and Regulations and/or documents. An Official warning will be issued prior to the imposition of any penalties or fine under Forest Park Estates Rules and Regulations.

MAINTENANCE OF EXTERIOR, INTERIOR AND COMMON AREAS

1. Residents shall keep walkways, stairs, decks, parking lot, patio, lawn and landscaped areas free of trash, cans, unwanted mail, cigarette butts, and other debris. Residents shall not place toys, furniture, bicycles, tools or any other items on walkways. However, Residents of the upper story units may have potted plants and small outdoor furniture only on their balconies, provided there is not foot traffic past the unit. Units without balconies may have a maximum of 2 maintained potted plants, not to exceed 14" in diameter, flush to the building on either side of door. The Board shall have the right to object to unsightly outside storage or personal items on these balconies. If an owner is asked by the Board to remove any items deemed unsightly or unsafe, the owner shall remove the item(s) within 24 hours of receiving a written request of removal, or be fined.
2. Each Homeowner shall be responsible for maintaining his/her unit in a neat and clean condition at all times. Such maintenance shall include, but not be limited to, cleaning, painting, repair and general care.
3. The Association has the right and the responsibility to control the visual attractiveness of the property, including the right to require removal of and/or remove objects which are visible from the common area and which detract from the property's appearance. Blinds, shutters and drapes must be in good repair, hung properly, and at the Board's discretion be aesthetically appropriate in color and materials to maintain the overall appearance of the Condominium property.
4. A working smoke detector installed in each unit is mandatory. If unit is battery powered, the battery must be alkaline or better and replaced at least once a year or as needed. All smoke detectors may be tested annually by the Board. Any non-functioning smoke detectors (dead batteries or non-functioning unit) need to be replaced immediately at the unit owner's expense.

**FOREST PARK ESTATES HOMEOWNER'S ASSOCIATION
SUPPLEMENTAL RULES AND REGULATIONS**

5. Except for those improvements erected or installed by the Declarant, no exterior additions to, alterations of, or decoration of any buildings or common grounds, nor changes in fences, hedges, walls, landscaping and other structures shall be commenced, erected or maintained without the prior approval of the Association's Board of Managers.
6. Nothing shall be done or kept in any condominium unit, or in, or on the common elements, or any part thereof, which would result in the cancellation of the insurance of the condominium project, or any part thereof, or in increase in the rate of insurance on the project or any part thereof over what the Association, but for such activity, would pay, without prior written approval of the Association. Nothing shall be done or kept in any condominium, or in, or on the common elements, or any part thereof, which would be in violation of any statute, rule, ordinance, regulation, permit or other governmental body. No damage to or waste of the common elements, or any part thereof, shall be committed by an owner, renter, or by any member or the owner's or renter's family or by any guest, invitee, or contract purchaser of an owner and each owner shall indemnify and hold the Association of the other owners harmless against all loss resulting from such damage or waste caused by him, the member of his family, his renters, or his guests, invitees or contract purchasers.

PETS

1. No livestock or poultry of any kind shall be raised, bred, or kept on the property.
2. Forest Park Estates does allow residents to have only one small domestic household pet (dogs and cats) no larger than 25 pounds per unit.
3. An Owner is permitted to have a visiting dog of any size not to exceed 10 consecutive days.
4. Dogs are not allowed to run freely in common areas at any time. Dogs must be on a leash at all times when on the common areas of the property. Owners are responsible for picking up after their dog and any damage to the common elements as a result of a pet is the financial responsibility of the Owner.
5. Used cat litter must be disposed of only in trash receptacle and should be double bag to avoid accidental spills from a ripped bag.
6. Owners must keep their homes in a sanitary condition and free from fleas, pet parasites and noxious odors. Owners shall be liable for property damage, injury an disturbances caused by their pets of the Owner or the Owner's tenants or guests.
7. Pet feeding bowls may not be left outside.

**FOREST PARK ESTATES HOMEOWNER'S ASSOCIATION
SUPPLEMENTAL RULES AND REGULATIONS**

8. The Board of Directors may require permanent removal of any pet when the pet or its Owner or the Owner's tenant has repeatedly violated these rules or the pet has become objectionable in the opinion of the Board.

CHILDREN

1. Children the age of 12 years old and younger shall be supervised by a responsible adult 18 years or older when outside on the property grounds at all times.
2. Owners shall be liable for property damage, injury and disturbances caused by their child(ren) of the Owner or the Owner's tenants or guests.

BASEMENT COMMON STORAGE AREA

1. Except in case of an emergency, access to the common storage area is restricted to the hours of 8:00 a.m. to 9:30 p.m.
2. All residents shall help keep the common storage area clean, disposing of their own refuse and unwanted items.
3. With the exception of two non-motorized bicycles per unit, no item may be stored in the basement common area outside of the numbered storage closets. Non-motorized bicycles stored in the storage area may not obstruct any storage lockers or doors nor shall they be stored in a way to make access to storage lockers or doors difficult.
4. The contents of the numbered storage closets and the basement common area are not protected by the Association's liability insurance. Residents storing anything in their number storage closet or the allowed non-motorized bicycles in the basement common area does so at their own risk. The HOA may not be held responsible for any damaged or stolen items.
5. No combustible chemicals or hazardous materials, including gas and propane, shall be stored in the numbered storage units or the common storage area at any time.

PARKING LOT

1. Parking spaces are designated by number, with two spaces provided for each unit, as set forth in the Declarations. Residents and guests of residents shall park in the designated spaces for their unit. Residents of units #15 and #16 shall park on the street or carport.

**FOREST PARK ESTATES HOMEOWNER'S ASSOCIATION
SUPPLEMENTAL RULES AND REGULATIONS**

2. Owners and tenants are responsible for ensuring their visitors park on the street or in the spaces assigned to the owner's/tenant's unit, and that if the visitor parks in a parking space assigned to a unit other than the person they are visiting, their car can be towed without notice and at the vehicle owner's expense. Additionally, owners can be fined by the Association if they or their tenants continue to have visitors parking in other unit's spaces. First time is a written warning, every occurrence thereafter is a fine per each occurrence.
3. At no time is a parking space to be used for storage of any kind. No inoperable vehicle may be stored in Forest Park Estates.
4. No commercial-type vehicles, trucks larger than a pick-up truck and recreational vehicles (e.g., camper unit, motor home, trailer, boat, mobile home, golf cart), or other similar vehicles shall be stored or parked on the common elements nor shall they be parked on any common driveway except while engaged in transport to or from a building without the prior written consent of the Association's Board of Managers.
5. No vehicle may be parked or unattended in such a manner as to block the passage of other vehicles on the private roadway into/out of Forest Park Estates. No vehicle shall be left parked unattended in such a manner as to prevent the ingress and/or egress of emergency vehicles (e.g., fire, EMS) or service vehicles (e.g., refuse trucks).
6. Vehicles parked in violation of these rules may be removed and stored without permission of the vehicle's owner or operator. Notice and removal shall be in accordance with state statutes. All costs and reclamations will be at the vehicle owner's expense without recourse.

WATER, REPAIRS, REMODELING, STRUCTURAL ISSUES

1. The Association has a protocol for requesting the water be turned off for remodeling or service/repair purposes.
 - a. Notification to the Board and/or management agent, in writing, as to the scope of the work, date and time of the water shutoff.
 - b. Written approval from the Board and/or management agent.
 - c. A notice posted one week in advance of the shutoff to all residents, including posted on the community bulletin board (above the mail boxes) for remodels; 24-hour advance notice required for emergency service/repairs requiring shut off.
 - d. Owners may be charged at cost for maintenance to turn off/on water.
2. Any window replaced will be replaced by a "similar" window. All new windows must fill the minimum requirement of being white-framed, double glassed, clear glass, and no grids.

**FOREST PARK ESTATES HOMEOWNER'S ASSOCIATION
SUPPLEMENTAL RULES AND REGULATIONS**

3. Antennas, satellite dishes and cable: (GD 34 Restrictive Covenants, (k))

No antennas are allowed on the roof. Antennas for dish network are to be located on the south side of the building. All outside installation of antennas or dishes is allowed only if the plans and specifications of location, attachment, safety and screening are approved in writing by the Board for compliance with the following standards.

The antenna or satellite dish must:

- a. Be properly bolted and secured in a workmanlike manner;
- b. Be located according to Board approval;
- c. Be placed to the greatest extent reasonably possible, in order to prevent the antenna or dish from being seen from any street, common area or neighboring home or blocking neighboring home window; and
- d. The Homeowner is liable for all damages to Association property, personal property, animals and persons caused by the owner's installation of an antenna or dish.

Cable lines may not be visible from the front or sides of either building. Cables must be installed from either below the building in the crawl space or basement or fished through the ceiling from the attics. Installation of cable lines must be approved by the Board before installation.

The HOA is not responsible for any costs related to installation of cable, antennas or satellite dishes.

NOISE AND NUISANCES

1. No nuisance shall be allowed on the condominium property, nor any use of practice which is the source of annoyance to residents or which interferes with the peaceful enjoyment or possession and proper use of the property by its residents. Report violations to the managing agent and it will be addressed per the violation policy for the Association.
2. Since Forest Park Estates maintains a quiet time from 10:00 p.m. to 8:00 a.m., laundry, vacuuming or using a dishwasher after 10:00 p.m. is prohibited. Stereos and televisions should be played so that they don't interfere with their neighbor's enjoyment of their unit.

**FOREST PARK ESTATES HOMEOWNER'S ASSOCIATION
SUPPLEMENTAL RULES AND REGULATIONS**

3. No immoral, improper, offensive or unlawful use shall be permitted or made of the condominium property or any part thereof. All valid laws, ordinances and regulations of all governmental bodies having jurisdiction shall be observed.

MISCELLANEOUS

1. Fireworks are not allowed on any property of Forest Park Estates at any time.
2. No outdoor smoking by owner/tenants/visitors will be allowed within 15 feet of any window or door of any neighboring unit. Forest Park Estates abides to the rules and regulations of the City of Wheat Ridge in regards to smoking cannabis.
3. Grilling can be done only on the community grill. The community grill must be cleaned after each use. The user of the grill must dispose of all trash and by-products of grilling when they are through.
4. Storage of any personal items on the common area grounds is prohibited.

N
W+E
S

PARKING SPACES 5700 W. 28TH AVE.

28TH AVE. ↑

- #14
- #13
- #12
- #5
- #6

SHORT BUILDING

#7

#7

LONG BUILDING

- #1
- #9
- #8
- #2

SPACE # →

| | | | | | | | | | | | | | | | | | |
|---------------|----|----|----|----|----|----|----|----|----|----|----|----|----|------|----|----|---|
| 27 | 26 | 25 | 24 | 23 | 22 | 21 | 20 | 19 | 18 | 17 | 16 | 15 | 11 | 4-10 | 3 | | |
| ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | ↑ | | |
| FOR CONDO # → | 14 | 6 | 13 | 3 | 2 | 1 | 9 | 4 | 5 | 12 | 4 | 8 | 11 | 11 | 10 | 10 | 3 |

FOREST PARK ESTATE

FOREST PARK ESTATES HOMEOWNER'S ASSOCIATION SUPPLEMENTAL RULES AND REGULATIONS

INTRODUCTION

The Forest Park Condominium Declarations Section 34, Subparagraph (m), provides that:

Additional and supplemental rules and regulations may be adopted by the Board of Managers concerning and governing the use of the general and limited common elements; provided, however, that such rules and regulations shall be furnished to Owners prior to the time that they become effective and that such rules and regulations shall be uniform and non-discriminatory except to the extent the Board has discretionary rights specifically given to it in this Declaration.

See also the By-Laws, Article IV, starting on page 3 for the responsibilities of the Board of Managers in establishing and enforcing rules "for the operation and maintenance of the condominium project as a first-class residential condominium property." The Board may add, delete or modify these Rules and Regulations whenever necessary.

⇒ The following Rules and Regulations (hereafter referred to as Rules) were adopted by the Forest Park HOA Board of Managers on July 10, 2014. *This is not an all-inclusive list of Rules and Regulations. Some of the rules may supercede and/or replace prior rules. Please refer to the By-Laws and Condominium Declaration of Forest Park Estates for the comprehensive requirements.*

Our Board of Managers has adopted the following rules to help maximize enjoyment, maintain values, and assure the continued aesthetic beauty of our community. The rules apply to all Owners and their families, tenants, and guests. The rules are automatically a part of each lease (even if they are not attached), and each Owner is responsible for making sure his tenants have a copy of the HOA Rules and that they comply with the Declarations, By-Laws and Rules of Forest Park Estates.

As any rental or lease arrangements are between the owner and the tenant, the Association will deal directly with the owners. If a rental property, the owner shall make his tenants aware of the Declarations, By-Laws and HOA Rules. Any infraction of these rules will cause a fine to be assessed against the owner and may result in legal action against the owner. Each determined infraction will be taken to the Board for action, and a fine will be assessed for each infraction. Failure to pay the fine or to persuade the tenant to immediately comply with the rules will give the Board the option of placing a lien on the unit, or of adjudicating the amount owed, plus attorney's fees and court costs.

Please see Section 34, Subsection (l) of the Declarations regarding the terms of an owner's right to lease/rent the owner's unit. Please note in accordance to the Declarations: "Any owner who leases his Condominium Unit shall, within ten (10) days after the execution of such lease, forward a copy of the same to the Association or the Association's Managing Agent."

Some of the Rules stated in this document are covered under the Declarations and By-laws, but are restated here for emphasis. Other of the Rules are newly adopted or updated to reflect the current needs of the Association.

FOREST PARK ESTATES HOMEOWNER'S ASSOCIATION SUPPLEMENTAL RULES AND REGULATIONS

The rules will be strictly enforced. If the rules are violated by any occupant or guest of the Owner's Home, the Owner will be responsible for corrective action, damages and fines.

FINES

At the annual Homeowners Meeting of April 1996, it was voted that the fine of \$100.00 would be assessed for each infraction with a 21% interest rate per annum. If the fine is not promptly paid, failure to pay the fine could result in the association putting a lien on the owner's unit.

(a) The Board may assess fines against an Owner for violations of restrictions or standards of conduct contained in the Declaration, Bylaws, or Association rules which have been committed by an Owner, an occupant of the Owner's Home, or the Owner or occupant's family, guests, employees, contractors, agents, tenants, or invitees. Each day of violation may be considered a separate violation if the violation continues after written notice to the Owner.

(b) The Board may assess damage charges against an Owner for pecuniary loss to the Association from property damage or destruction of common areas or common facilities by the Owner or the Owner's family, guests, agents, occupants, or tenants.

(c) The Association manager shall have authority to send notices to alleged violators, informing them of their violations and asking them to comply with the Rules and/or informing them of potential or probable fines or damage assessments. The Board may from time to time adopt a schedule of fines for minor or reoccurring violations, but the Board may vary any fine depending on the special circumstances of each case.

(d) The procedure for assessment of fines and damage charges shall be as follows:

- (1) The Association, acting through an officer, Board member, or managing agent, must give the Owner written notice of the fine or damage charge not later than 30 days after the assessment of the fine or damage charge by the Board;
- (2) The notice of the fine or damage charge must describe the violation or damage;
- (3) The notice of the fine or damage charge must state the amount of the fine or damage charge;

The notice of a fine or damage charge must state that the Owner may, no later than 30 days after the date of the notice, request a hearing, in writing, before the Board or the managing agent to contest the fine or damage charge.

(e) Fine and/or damage charges are due immediately after the expiration of the 30-day period for requesting a hearing in writing; or if a hearing is requested, such fines or damage charges shall be due immediately after the Board's decision at such hearing, assuming that a fine or damage charge of some amount is confirmed by the Board at such hearing.

If the violation is not a repeat violation or similar to a previous violation about which an owner has previously been warned, the notice must provide the owner with an opportunity to cure the violation and to avoid the fine or damage charge.

FOREST PARK ESTATES HOMEOWNER'S ASSOCIATION SUPPLEMENTAL RULES AND REGULATIONS

Fines will be imposed for any and all violations of our Community's Rules and Regulations and/or documents. An official warning will be issued prior to the imposition of any penalties or fine under Forest Park Estates Rules and Regulations.

MAINTENANCE OF EXTERIOR, INTERIOR AND COMMON AREAS

1. Residents shall keep walkways, stairs, decks, parking lot, patio, lawn and landscaped areas free of trash, cans, unwanted mail, cigarette butts, and other debris. Residents shall not place toys, plants, furniture, bicycles, tools or any other items on walkways. However, residents of the upper story units may have potted plants and small outdoor furniture only on their balconies, provided there is not foot traffic past the unit. The Board shall have the right to object to unsightly outside storage or personal items on these balconies. If an owner is asked by the Board to remove any items deemed unsightly or unsafe, the owner shall remove the item(s) within 24 hours of receiving a written request of removal, or be fined.
2. Each Homeowner shall be responsible for maintaining his/her unit in a neat and clean condition at all times. Such maintenance shall include, but not be limited to, cleaning, painting, repair and general care.
3. The Association has the right and the responsibility to control the visual attractiveness of the property, including the right to require removal of and/or remove objects which are visible from the common area and which detract from the property's appearance. Blinds, shutters and drapes must be in good repair, hung properly, and at the Board's discretion be aesthetically appropriate in color and materials to maintain the overall appearance of the Condominium property.
4. A working smoke detector installed in each unit is mandatory. If unit is battery powered, the battery must be alkaline or better and replaced at least once a year or as needed. All smoke detectors may be tested annually by the Board. Any non-functioning smoke detectors (dead batteries or non-functioning unit) need to be replaced immediately at the unit owner's expense. .
5. Except for those improvements erected or installed by the Declarant, no exterior additions to, alterations of, or decoration of any buildings or common grounds, nor changes in fences, hedges, walls, landscaping and other structures shall be commenced, erected or maintained without the prior written approval of the Association's Board of Managers.
6. Nothing shall be done or kept in any condominium unit, or in, or on the common elements, or any part thereof, which would result in the cancellation of the insurance of the condominium project, or any part thereof, or an increase in the rate of insurance on the project or any part thereof, over what the Association, but for such activity, would pay, without prior written approval of the Association. Nothing shall be done or kept in any condominium, or in, or on the common elements, or any part thereof, which would be in violation of any statute, rule, ordinance, regulation, permit or other governmental

FOREST PARK ESTATES HOMEOWNER'S ASSOCIATION SUPPLEMENTAL RULES AND REGULATIONS

body. No damage to or waste of the common elements, or any part thereof, shall be committed by an owner, renter, or by any member or the owner's or renter's family or by any guest, invitee, or contract purchaser of an owner and each owner shall indemnify and hold the Association of the other owners harmless against all loss resulting from such damage or waste caused by him, the member of his family, his renters, or his guests, invitees or contract purchasers.

PETS

1. No livestock or poultry of any kind shall be raised, bred, or kept on the property.
2. Forest Park Estates does allow residents to have only two small domestic household pets (dogs and cats) no larger than 25 pounds each per unit.
3. Dogs are not allowed to run freely in common areas at any time. Dogs must be on a leash at all times when on the common areas of the property. Dogs are not allowed to use common element grounds, including the parking lot, to urinate or defecate—owners must walk their dogs off the property to relieve themselves.

For insurance purposes the Board has hereby supplemented the Rules to include: No Pit Bulls, Rottweilers, German Shepherds, Doberman Pinchers, Chows, or any cross breeds of these breeds mentioned will be allowed on any part of the Forest Park Estates property at any time.

4. Used cat litter must be disposed of only in trash receptacle.
5. Owners must keep their homes in a sanitary condition and free from fleas, pet parasites and noxious odors. Owners shall be liable for property damage, injury and disturbances caused by their pets of the Owner or the Owner's tenants or guests.
6. Pet feeding bowls may not be left outside.
7. The Board of Directors may require permanent removal of any pet when the pet or its Owner or the Owner's tenant has repeatedly violated these rules or the pet has become objectionable in the opinion of the Board.

CHILDREN

1. Children the age of 12 years old and younger shall be supervised by a responsible adult 18 years or older when outside on the property grounds at all times.
2. At no time shall any child be allowed to play in the parking lot, on any of the stairs, decks, sidewalks, flagstone pathway, rocks, other landscaped areas or in the basement storage area.
3. Owners shall be liable for property damage, injury and disturbances caused by their child(ren) of the Owner or the Owner's tenants or guests.

FOREST PARK ESTATES HOMEOWNER'S ASSOCIATION
SUPPLEMENTAL RULES AND REGULATIONS

BASEMENT COMMON STORAGE AREA

1. Except in case of an emergency, access to the common storage area is restricted to the hours of 8:00 a.m. to 9:30 p.m.
2. All residents shall help keep the common storage area clean, disposing of their own refuse and unwanted items.
3. With the exception of two non-motorized bicycles per unit, no item may be stored in the basement common area outside of the numbered storage closets. Non-motorized bicycles stored in the storage area may not obstruct any storage lockers or doors nor shall they be stored in a way to make access to storage lockers or doors difficult.
4. The contents of the numbered storage closets and the basement common area are not protected by the Association's liability insurance. Residents storing anything in their number storage closet or the allowed non-motorized bicycles in the basement common area does so at their own risk. The HOA may not be held responsible for any damaged or stolen items.
5. No combustible chemicals or hazardous materials, including gas and propane, shall be stored in the numbered storage units or the common storage area at any time.

PARKING LOT

1. Parking spaces are designated by number, with two spaces provided for each unit, as set forth in the Declarations. Residents and guests of residents shall park in the designated spaces for their unit. Residents of units #15 and 16 shall park on the street or carport.
2. Owners and tenants are responsible for ensuring their visitors park on the street or in the spaces assigned to the owner's/tenant's unit, and that if the visitor parks in a parking space assigned to a unit other than the person they are visiting, their car can be towed without notice and at the vehicle owner's expense. Additionally, owners can be fined by the Association if they or their tenants continue to have visitors parking in other unit's spaces. First time is a written warning, every occurrence thereafter is a fine per each occurrence.
3. At no time is a parking space to be used for storage of any kind. No inoperable vehicle may be stored in Forest Park.
4. No commercial-type vehicles, trucks larger than a pick-up truck and recreational vehicles (e.g., camper unit, motor home, trailer, boat, mobile home, golf cart), or other similar vehicles shall be stored or parked on the common elements nor shall they be parked on any common driveway except while engaged in transport to or from a building without the prior written consent of the Association's Board of Managers.
5. No vehicle may be parked or unattended in such a manner as to block the passage of other vehicles on the private roadway into/out of Forest Park. No vehicle shall be left

FOREST PARK ESTATES HOMEOWNER'S ASSOCIATION SUPPLEMENTAL RULES AND REGULATIONS

parked and unattended in such a manner as to prevent the ingress and/or egress of emergency vehicles (e.g., fire, EMS) or service vehicles (e.g., refuse trucks).

6. Vehicles parked in violation of these rules may be removed and stored without permission of the vehicle's owner or operator. Notice and removal shall be in accordance with state statutes. All costs and reclamations will be at the vehicle owner's expense without recourse.

WATER, REPAIRS, REMODELING, STRUCTURAL ISSUES

1. The Association has a protocol for requesting the water be turned off for remodeling or service/repair purposes.
 - a. Notification to the Board and/or management agent, in writing, as to the scope of the work, date and time of the water shutoff.
 - b. Written approval from the Board and/or management agent.
 - c. A notice posted one week in advance of the shutoff to all residents, including posted on the community bulletin board (above the mail boxes) for remodels; 24-hour advance notice required for emergency service/repairs requiring shut off.
 - d. Owners may be charged at cost for maintenance to turn off/on water.
2. Any window replaced will be replaced by a "similar" window. All new windows must fill the minimum requirement of being white-framed, double glazed, clear glass, and no grids.
3. Antennas, satellite dishes and cable:

No antennas are allowed on the roof. Antennas for dish network are to be located on the south side of the building. All outside installation of antennas or dishes is allowed only if the plans and specifications for location, attachment, safety and screening are approved in writing by the Board for compliance with the following standards:

The antenna or satellite dish must:

- a. be properly bolted and secured in a workmanlike manner;
- b. be located according to Board approval;
- c. be placed to the greatest extent reasonably possible, in order to prevent the antenna or dish from being seen from any street, common area or neighboring home or blocking neighboring home window; and
- d. the Homeowner is liable for all damages to Association property, personal property, animals and persons caused by the Owner's installation of an antenna or dish.

Cable lines may not be visible from the front or sides of either building. Cables must be installed from either below the building in the crawl space or basement or fished through the ceiling from the attics. Installation of cable lines must be approved by the Board before installation.

FOREST PARK ESTATES HOMEOWNER'S ASSOCIATION SUPPLEMENTAL RULES AND REGULATIONS

The HOA is not responsible for any costs related to installation of cable, antennas or satellite dishes.

NOISE AND NUISANCES

1. No nuisance shall be allowed on the condominium property, nor any use of practice which is the source of annoyance to residents or which interferes with the peaceful enjoyment or possession and proper use of the property by its residents. All residents are encouraged to call the police after 10:00 p.m. if someone is causing disturbing noise and/or is failing to curtail the noise when requested. Within two days after the call to the police, residents shall report these events to the Association Board. Two violations of the peace, which have been reported to the police, may constitute cause for the owner of the condominium to be fined.
2. Since Forest Park Estates maintains a quiet time from 10:00 p.m. to 8:00 a.m., laundry, vacuuming or using a dishwasher after 10:00 p.m. is prohibited. Stereos and televisions should be played to that they don't interfere with their neighbor's enjoyment of their unit. Residents need to be aware that even quiet conversations can be carried into open windows. We ask that there be no activities in the courtyard after 10:00 p.m. Any resident who is in violation and is causing a nuisance shall subject the owner of the unit to be fined. Fine will be determined by the Association Board.
3. No immoral, improper, offensive or unlawful use shall be permitted or made of the condominium property or any part thereof. All valid laws, ordinances and regulations of all governmental bodies having jurisdiction shall be observed.

MISCELLANEOUS

1. Fireworks are not allowed on any property of Forest Park Estates at any time.
2. No outdoor smoking by owners/tenants/visitors will be allowed within 15 feet of any window or door of any neighboring unit. Forest Park abides to the rules and regulations of the City of Wheat Ridge in regards to smoking cannabis.
3. Barbequing or grilling of any kind is prohibited on any area of Forest Park property, including balconies.
4. Storage of any personal item(s) on the common area grounds is prohibited.