

Revised 3/2/2018

RULES AND REGULATIONS  
FOREST HAUS CONDOMINIUMS

I. GENERAL RULES AND REGULATIONS

- A. Those portions of the General Common Elements utilized for passage to and from the Condominium Units including, without limitation, stairs, stairways, stairwells, and interior and exterior walkways, shall not be obstructed or used for any purposes other than passage to and from the Condominium Units, nor shall they be utilized for the storage or placement of furniture or other articles including, without limitation, plants, boxes, shopping carts, bicycles, baby carriages, outdoor barbeques, etc.
- B. No occupant (defined and used in this document as owner, owner's family, renters, guests, tenants, invitees, servants, etc.) shall make or permit any disturbing noises to be made in the building or on the premises; nor do or permit anything to be done that would interfere with the rights, comforts or convenience of other occupants. No occupant shall play or allow to be played any musical instrument, radio, T.V., stereo or the like in the building or on the premises between the hours of 10:00 PM and the following 8:00 AM if the same shall disturb or annoy other occupants of the building
- C. Smoking and Vaping is prohibited in all common areas. This includes the walkway, stairwells, garage, meeting room, pool area, and outside patio.
- D. Occupants shall not be allowed to put their names in any entry, passageway, vestibule, hall, or stairway of the building, except on the door of the condominium unit owned or occupied.
- E. Children shall not be permitted to loiter or play unattended on the walkways, stairways, or in the halls, lobbies, parking ramps or any other common areas.
- F. Toilets and other water apparatus shall not be used for any purpose other than that for which they were constructed and intended, and no sweepings, rubbish, rags, papers, ashes, or other substances shall be thrown therein. Any damage to the property of others, including the Common Elements, resulting from misuse of such facilities shall be paid for by the owner responsible.
- G. Any damage to the building or Common Elements caused by the moving and/or carrying of articles therein, shall be paid for by the owner or person in charge of such articles.
- H. Nothing shall be thrown or emptied by any occupant out of windows or doors, or down the stairways, or in the common areas, nor shall anything be hung from outside of the windows or placed on the outside windowsills.
- I. Dogs, cats and other domestic pets are not allowed on Forest Haus premises, with the exception that pets belonging to unit owners may be kept within that owner's unit. No pets at all are allowed in leased or rented units nor are they allowed in any interior or exterior common area, such as the pool area, the game room, sauna, garage, stairwells, stairs, decks, walkways, patio or

grounds. Any inconvenience, damage, or unpleasantness caused by any pets in violation of this Rule shall be the responsibility of the respective owners thereof. After having notified the offending owners in writing of such a violation, a fine of \$10 per day will be issued against the unit owner(s)

- J. Marijuana is not allowed to be grown on Forest Haus premises,
- K. Owners may not prevent the use of a Master Key to enter the unit in case of an emergency
- L. No occupant shall interfere in any manner with any portion either of the heating or lighting apparatus in the common areas, garage areas, or on the exteriors of the building.
- M. Laundry work shall be done only in the areas provided for such purposes
- N. No exterior windows, window shades, awnings or window guards shall be used except those put up or approved by the FHOCA Board of Directors and no signs of any kind shall be placed in windows or upon doors or other exterior surfaces or Common Elements without the prior written approval of the Board of Directors
- O. No exterior doors may be changed or storm doors added without prior written consent of the Forest Haus Board of Directors. Nor exterior painting shall be done without prior written approval by the Board of Directors
- P. Owners may not install any hard surface floor material including, without limitation to tile, marble, wood or vinyl floor material without written approval by the Board of Directors.
- Q. Fireworks of any kind may not be stored anywhere on the Forest Haus Property
- R. No radio or TV aerial or similar connection shall be installed by any occupants outside of their respective units. Any aerial erected on the roof or exterior walls of the building without the written consent of the Board is subject to removal without notice at the expense of the violator.
- S. Unless the Board gives advance written consent in each and every instance, occupants shall not install or operate on the premises any machinery, refrigeration or heating device, washing machine or washer-dryer or air-conditioning apparatus, or use any illumination other than electric light, or use or permit to be brought into the building or onto the premises any inflammable liquids, or other explosives or articles deemed hazardous.
- T. The Manager may retain a passkey to each unit. No occupant shall alter any lock or install a new lock or any door leading into the unit of such occupant without prior written notice by the Board of Directors.
- U. The Association reserves the right to take any or all of the following listed actions in cases of violation of these Rules & Regulations or any other Covenants of the Forest Haus Condominium, after having notified the offending owners in writing of such violation and allowing sufficient time for correction thereof:
  - a. Impose a special charge of not more than \$100.00 per incident

- b. Suspend the right of the owner or occupants of the owner's unit to use any Common Element facilities (except the garage and passageways) for a period not to exceed 30 days
  - c. Cause the violation to be cured at the owner's expense
  - d. Obtain injunctive relief against the continuance of such violation.
  - e. Apply an annual interest rate of 12% to all unpaid fine balances after 120 days from being issued.
- V. The Association reserves the right to make such other rules and regulations from time to time as may be deemed necessary for the safety, care and cleanliness of the premises and for securing the comfort and convenience of all the occupants

## II. GAME ROOM REGULATIONS

- A. The Game Room is for the exclusive use of occupants.
- B. Any persons using the Game Room shall be responsible for keeping it clean and presentable.
- C. Each owner shall be responsible for and shall pay for any damage caused the Game Room or its contents by the occupants of the owner's unit.
- D. The Game Room shall be used in accordance with these rules and any additional rules and regulations which may be posted therein by the Association.
- E. The Game Room shall be considered closed from 11:00 PM to 6:00AM on Sunday through Thursday and from 12:00 AM to 6:00 AM on Friday and Saturday. According to fire code of Breckenridge the maximum occupancy is 29.

## III. SWIMMING POOL AND SWIMMING POOL AREA REGULATIONS

- A. The swimming pool is for the exclusive use of all occupants.
- B. The pool is not available for use by large groups or organizations without the express written consent of the Board in advance.
- C. Furniture other than that provided shall not be added to the pool area nor shall any furniture be removed from the area.
- D. Radios, television sets, tape recording or playing devices, and all other similar devices must be controlled to a reasonable noise level.
- E. Glass containers or glass objects of any kind are prohibited in the pool area.
- H. Users of the pool area are responsible for the removal of all articles brought in by them,

including without limitation towels, books, and magazines. Any such articles left in the area may be disposed of without notice by the Association.

- I. Running, fighting, pushing or scuffling shall not be permitted in the pool area.
- J. There shall be no splashing of water other than that accompanying normal swimming.
- K. Voices shall be kept at normal conversational levels.
- L. No dangerous objects shall be permitted in the pool.
- M. Any person having any skin disease, open sore, inflamed eyes, nasal or ear discharges or any communicable disease shall be excluded from the pool.
- N. All barrettes, hairpins and other such material shall be removed before entering the pool.
- O. No children under twelve years of age will be permitted in the pool without adult supervision. No occupants under the age of 16 shall be permitted to entertain guests in the pool or poolside area unless they and their guests are under poolside supervision of a parent or occupant-guardian of the minor occupant.
- P. All persons using the pool shall comply with the requests of the Manager or any director or officer of the association respecting matters of personal conduct in and about the pool and pool area.
- Q. The Swimming Pool area shall be considered closed from 11:00 PM to 6:00 AM on Sunday through Thursday and from 12:00 PM to 6:00 AM on Friday and Saturday.

#### IV. PARKING AND REGULATIONS

- A. Parking garage areas shall be used only by occupants, or by renters of parking spaces and, in order to comply with local Building and Fire Codes, shall be used only for the purpose of parking motorized vehicles and bicycles and shall not be used for any other material storage. All storage items must be enclosed in assigned storage closets.
- B. Occupants shall park in designated areas only. No vehicle shall be parked in such a manner as to impede or prevent ready access to other parking spaces.
- C. Except when in use for passage to or from the parking areas, all garage doors and entry doors shall remain closed and locked.
- D. No vehicle shall be left standing in a parking stall in a non-operative condition, nor shall any repairs be done to vehicles in the garage.
- E. No vehicle shall be left running inside the garage for any purpose due to the danger of exhaust fumes seeping into the living areas.

- F. No occupant shall use any parking space assigned to another unit without the consent of the owner of the parking space. The Board reserves the right to remove such vehicles at the expense of the vehicle's owner.
- G. All owners who offer their respective units for rent must provide their assigned parking space for their tenant's use unless such space is specifically excluded from the Rental Agreement.

Dated 06/09/2015

FOREST HAUS CONDOMINIUM ASSOCIATION  
By Tony Carosa

President