

Summary of Aspen Ridges Covenants, Conditions & Restrictions

Interior of Residences: Each Owner shall have the exclusive right to paint, repair, tile, carpet, and decorate the interior walls, ceilings, floors and interior doors.

Exterior of Residences: The owner may not alter the exterior of any building without written consent of the Management Committee.

Animals: Animals are to be kept on the interior of units provided they are two or less in total number per unit. Animals must be properly licensed and registered by the appropriate government agency. Exterior doghouses or runs are not allowed. No animals are permitted in any portion of the common areas & facilities unless carried or on a leash. No animals may create a nuisance such as defecating on any common areas and facility when the owner does not immediately clean up the feces. Excessive barking, howling, whining, harassing or threatening passerby's the animal owner shall remove the animal from the property upon written notice by management.

Planting and Gardening: No planting or gardening shall be done, and no fences, hedges or walls shall be erected upon any property except what was installed upon initial construction or as approved by the Association.

Garbage and Debris: Each owner shall provide garbage containers and shall keep them in clean sanitary condition. Garbage containers shall be returned to their garage the same day it is picked up by the sanitation services.

Driveways and Parking: Driveways shall not be used for storage. No boats, recreational vehicles, four-wheelers, snowmobiles, trailers, junk vehicles or vehicles that are being restored or repaired are allowed to be parked or stored in any Common Areas, including all roads and driveways. No vehicle shall be permitted to extend into any roadway or be parked on the lawn. No motor vehicle, which is inoperable, shall be placed in parking areas. The association at the owner's expense shall remove any motor vehicle, which remains parked over 72 hours. No parking shall be permitted upon any roadway or lawns.

Exterior patios: May be used for purposes like patio furniture, barbeque grills and so on, however, that they may not be used for storage.

No Smoking: No owner, occupant, guest, invitee, or visitor is permitted to smoke cigarettes, cigars, any other tobacco product, marijuana, or any other illegal substance within any portion of the common areas. Smoking includes inhaling, exhaling, burning, vaporizing, is prohibited.

Rentals: Short-term leases or rentals (which is any lease that is for a term of less than six (6) months) of units shall not be permitted. In the event that a Unit is leased, then the tenant of the

unit will have the right to use the Common Areas, including any facilities that are a part of the Common Areas, during the term of the lease and the Owner will not be allowed to use the Common Areas, including any facilities that are a part of the Common Areas, until the unit is not leased.

Window Blinds and or Coverings: White blinds are highly recommended. No plastic, sunscreen or reflective material, bedspreads or any other similar materials shall be used on windows.

Signage: Owner for sale, open house or other signs or banners are not permitted on any townhome or common area. No owner shall put signs of any kind of advertising on the exterior of their home.

Satellite Systems and Antennas: No Satellite dish (other than Kelly Electronics) exterior radio or other antennas shall be placed upon any structure.

Hazard Insurance: A master or blanket policy covering the entire project shall be maintained by the Home Owners Association. Such policy shall provide coverage against loss or damage by fire or other hazards. NO PERSONAL ITEMS ARE COVERED IN THIS POLICY. An owner that has suffered damage to any Unit, resulting from a single occurrence, that is covered by the Association's property insurance policy is responsible for the amount of the deductible.

Reservations: New prices for reservations: Great Room reservations are a \$30 usage fee and \$80 refundable cleaning deposit. Theater Room reservations are \$20 usage fee and \$80 refundable cleaning deposit. Check your association calendar for availability and contact the office to reserve.

Motorized Vehicles: Absolutely no Motorized vehicles on grass areas or sidewalks. Please report any motorcycles or UTV driving along the grass or other unsafe activities immediately to the authorities.

Building Fronts: No items shall be placed or stored on the front of each building including furniture, bikes, toys and other items. This can cause damage to the landscape and takes away from the appearance of the buildings.

Back Patios: Barbeques, yard toys, patio furniture and bikes are ok on the patio area. All other items are to be stored inside your garage or townhome.

Lawn and Common Areas: No items to be left or stored on lawns. It kills the lawn and plants and looks bad. Landscapers and management has been instructed to dispose of these items if not promptly picked up.

Community Facilities & Pool Use:

1. Use your key card for your party only. Remember if you scan them in, you are responsible for them. The Keycard software shows us who enters and at what time so we can use surveillance to verify the unit responsible for damages. If a group sneaks in behind you, they will be considered your guest making you responsible. Be sure to have the gate shut behind you and have the next group use their card to enter separately.
2. Each household may bring up to four guests. Guests are responsible for following all community rules. Breaking rules will result in a Key Lock for the remainder of the season. And or Cost to cover time and repairs including the cost to search surveillance.
3. No jumping fences. Key card access only.
4. No outside food** is allowed outside the covered area. Please clean your table after you leave so that the next group can enjoy it. Cleaner and Paper towels are located in the plastic shed.
5. No Alcoholic beverages, smoking, vaping, or drug use of any kind is permitted on Aspen Ridges property, including all shared amenities.
6. Landlords are responsible for any costs associated with abuse of these rules by their tenants.
7. Children under the age of four must wear a swim diaper at all times while in the pool. Any incidents caused by children without swim diapers can lead to additional cleaning, chemical, equipment costs and pool shut down for up to 24 hours. The HOA will charge the responsible party for the additional cost.