

RULES and REGULATIONS FOR LAREDO LOFTS TOWNHOME ASSOCIATION  
Adopted 12-2018, Revision 01

The Townhome Association has found it necessary to impose the following rules for all occupants (owners, tenants, guests) of Laredo Lofts to follow in order to keep Laredo Lofts a pleasant place to live and to protect the rights of all occupants. Violators will be subject to fines, injunctions or liability for damages and will also be liable for attorneys' fees and other costs associated with enforcement. Thank you for your cooperation.

1. Common Areas:
  - a. Any common areas, including, but not limited to, sidewalks, parking area, entrance halls, under or around decks, passageways, shall not be obstructed or used as a play or storage area.
  - b. Any damage to general or common elements or property caused by an owner, pet or tenant/guest of a unit owner shall be repaired or replaced at the expense of that unit owner.
  
2. Vehicles: Refer to the Laredo Lofts Parking Policy
  
3. Noise: All occupants shall exercise reasonable care to avoid loud or disturbing noises after 11:00 pm or any time of the day that might be excessive and create a nuisance to other residents.
  
4. Waste Materials:
  - a. The dumpster is located at the end of the parking lot. Trash should be placed inside the dumpster.
  - b. Do not place ash on patios, on decks or in the dumpster, as the smoldering cinders can catch fire easily.
  
5. Fires:
  - a. The use or storage of flammable materials used in starting fireplace fires is not permitted.
  - b. Charcoal grills must have a fireproof surface underneath them.
  - c. Smoke alarms in the units must not be disconnected.
  
6. Units:
  - a. During winter months, heat may not be completely turned off.
  - b. Any malfunction that occurs in the unit should be immediately taken care of by the owner or reported to the Management Company.
  - c. The property manager must have access to each unit.

- d. Dishwashers are not to be left unattended while in operation.
  - e. Balconies and patios shall be used only for the purpose intended. Open balconies must be kept neat and not offensive to other residents.
7. Pets:
- a. Laredo Loft's owners and guests are allowed to have (3) pets
  - b. If a pet is considered, as solely determined the properly manager, to be objectionable to other residents because of noise or ungovernable action, it must be removed from the area immediately.
  - c. Any damage to common areas, landscaping or extra cleanup caused by an owner's pet will be charged to the owner.
  - d. Pet owners must clean up after their own pets. It is not the responsibility of the property manager.

#### ENFORCEMENT OF RULES AND REGULATIONS

The Board of Directors and/or Managing Agent has the authority to enforce against owners for violation of these Rules and Regulations, Bylaws and Declarations. The following procedures shall be implemented:

FIRST OFFENSE: Written notification to owner of violation and request to cure.

SECOND OFFENSE: Hearing and \$100.00 fine.

THIRD OFFENSE: Hearing and \$175.00 fine.

FOURTH OFFENSE: Hearing and \$250.00 fine.

NOTE: Each day that a violation continues after notice shall be deemed a separate violation. The Board and/or Managing Agent shall have the authority to take remedial action as deemed necessary in addition to the above schedule, including, but not limited to, the filing of a lien, the filing of an action for injunction or money judgment, or filing of a suit for unlawful detainer. The foregoing Rules and Regulations are subject to amendment by the Board of Directors.