

**STUDIO 80 CONDOMINIUMS ASSOCIATION, INC.
RULES AND REGULATIONS**

This set of Rules and Regulations for Studio 80 Condominiums Association, Inc. amends and supersedes all previous sets and is effective: September 18, 2014.

A. BASIS OF AUTHORITY

The following Rules and Regulations preserve and protect the living environment, property values, and ensure safety for all residents. They have been created and approved by your Board of Directors. This authority is derived from paragraph 18, page 10 of the Declaration of Covenants, Conditions and Restrictions of Studio 80 as recorded on January 12, 1981, in the Arapahoe County Clerk and Recorder's Office.

B. EMERGENCY CONTACTS

Fire – Police – Medical Call 911
Aurora Police Non-Emergency Call 303-627-3100
Aurora Police Report filing www.aurorapolice.com

C. ASSOCIATION MANAGEMENT

Studio 80 (herein after referred to as "Association") has appointed a managing agent (herein after referred to as "Association Manager") to assist in handling day-to-day enforcement of the Rules and Regulations, Bylaws, Declarations, and Articles of Incorporation as requested by the Board of Directors.

D. ASSOCIATION INSURANCE

1. The Association maintains a master insurance policy that insures the building structure against catastrophic loss. All claims pertaining to the policy must be submitted in writing to the Association Manager. Personal property and negligent owner liability is not covered in the master policy.
2. We urge you to obtain an owner's or renter's policy to cover your uninsured risks.

E. RENTING/LEASING OF UNITS

For simplification in these Rules and Regulations, owners, tenants, renters, lessees, guests, invitees and pets are herein after referred to as "resident"(s) unless otherwise noted.

1. Within ten (10) days after entering into a rental/lease agreement, owners shall advise the Association Manager in writing of the address of the rented/leased unit, the names, addresses, and telephone numbers of the owner, new resident's name and telephone number, plus any other information requested. In addition, owners are required to notify the Association Manager in writing of any subsequent changes in their address, if different from the address of their unit. Such notice will

be required each time a change occurs. This information is extremely important in the event of an emergency.

2. Owners are reminded that they are liable and responsible to the Association for any and all violations of these Rules and Regulations and other covenants by their residents. Owners are also financially liable and responsible for any and all damages caused by their residents.
3. Owners are responsible to provide each current and subsequent resident with a complete copy of these Rules and Regulations, reserved parking space number, and to stress compliance in the same manner as if the owner were residing in the Association.
4. Residents in the Association shall be subject to these Rules and Regulations, as any owner would be. Owners shall be subject to payment of fines levied by the Association for any violations of the Rules and Regulations by their residents, notwithstanding failure of the resident to reimburse the owner thereof.
5. Per City of Aurora ordinances, no more than three (3) people may reside in a unit. This rule is extremely important because in case of fire or damage of any kind our HOA insurance is voided.

F. PARKING LOTS AND DRIVEWAYS

1. All parking is "Reserved" by assigned number unless otherwise indicated by the designation of "Visitor". Visitor parking is for guests only and is on a first come, first served basis and is not to exceed twenty-four (24) hours without the prior written approval of the Association. Vehicles parked in violation of this rule may be ticketed by the Association and towed at the unit owner's expense.
2. Each unit has one (1) designated reserved space. If a resident owns more than one vehicle, the second vehicle cannot occupy a "Visitor" space. It must be parked on the street. Only one vehicle is allowed to park in a parking space.
3. NO parallel parking is permitted, including in a designated fire lane.
4. NO RVs, campers, motor homes, trailers, or boats are permitted to park in any parking space or in the parking lot.
5. A motorcycle/scooter is not permitted to park in any other area except in the resident's reserved parking space. Owners may park motorcycle/scooter in between curb stop and vehicle or on city street.
6. NO abandoned, inoperable, or stored vehicles are permitted in the Association. Such vehicles are subject to towing at the resident's expense. Abandoned, inoperative, or stored vehicles are defined as:
 - a. Vehicles which are obviously inoperable (a flat tire, wrecked, etc.)
 - b. Vehicles whose license plates or temporary stickers are expired or missing.
 - c. Vehicles which have not been driven under their own propulsion for more than one (1) week.

7. Vehicles, motorcycles/scooters, equipment, or materials that are considered abandoned, inoperable, stored, unauthorized, or inappropriate will have a towing notice posted, and if the violating item is not removed within seventy-two (72) hours, it will be towed or removed at the resident's expense. Towing costs, storage, and retrieval will be the full responsibility of the resident.
8. NO vehicle maintenance, such as oil changes or major repairs, in any parking space or in parking lots is permitted. Residents found performing vehicle maintenance will be subject to fines as permitted by law.
9. NO washing of vehicles may be done in the parking lots or on a residential street using Association water.
10. Vehicles are prohibited from driving or parking on any turf or landscaped area. Vehicles found in these areas will be towed immediately without notice at the resident's expense. Residents will be subject to fines as permitted by law and will be billed for the cost to repair any damage to the common area.
11. Parking and driveways are to be used for vehicle ingress and egress only. No activities in the parking lots, including rollerblading, skating and skateboarding are permitted.
12. Installation and use of an electric vehicle charging station is permitted when approved by the Association in writing prior to installation and the installation and use complies with state law.

G. PET POLICIES

1. Household pets, as defined by Section 14-1 of the City of Aurora animal ordinance, may be kept as long as they do not become a nuisance, are cleaned up after, are on a leash at ALL times while in the common areas, and are not used for commercial purposes.
2. The City of Aurora's animal ordinance must be strictly adhered to by residents. Notably, all dogs and cats must be vaccinated against rabies and licensed in the City of Aurora. Additionally, all dogs and cats must wear, at all times, a metal tag showing the license number of such animal.
3. Unattended pets are not allowed in the common area.
4. Residents are required to clean up their pet feces and dispose of such feces immediately in a sanitary manner. Pet feces cannot be left in bags on balconies/patios or breeze ways.
5. Pets cannot be leashed or tied to any stationary object nor left on balconies/patios unattended.
6. Pets shall not be permitted to bark, howl, or make loud noises for such an unreasonable amount of time as to disturb other residents' rest or peaceful enjoyment of the Association. Call City of Aurora Animal Care Division at 303-326-8266 to report violations.

7. Any pet that displays mean or vicious behavior will not be permitted in the Association. Any such pet will be impounded or resident will be asked to remove it from the Association.
8. Residents are responsible for any property damage, bad odors, injury or disturbances their pet may cause.
9. Wildlife, such as squirrels, rabbits, coyotes, geese, foxes, are not pets. Feeding wildlife is NOT permitted anywhere in the Association.
10. Birdfeeders on balconies/patios are permitted provided they are maintained by the resident in a sanitary manner.

H. BALCONIES/PATIOS

1. Balconies/patios are "limited common elements" and fall under the jurisdiction of the Association. Balconies/patios are to be maintained in a clean and orderly condition at all times. Clean and orderly conditions will be determined by the Association Manager and the Board of Directors. Walkthroughs of the property will be made regularly to assess compliance. The only items the Association permits on balconies/patios are:
 - a. Patio/lawn furniture
 - b. Seasonal planter boxes/potted plants
 - c. Two (2) bicycles
 - d. One (1) propane or one (1) electric grill
 - e. Firewood neatly stacked
 - f. A small metal container for discarding cigarette butts
2. Propane grills are permitted to be used on balconies/patios with an LP-gas container no greater than 1 pound (0.454 kg camp stove size and adaptor), OR residents are permitted to use an electric grill under their supervision.
3. Per City of Aurora ordinances, NO charcoal grills are permitted to be used nor can they be stored on balconies/patios.
4. NO exercise equipment of any kind including but not limited to a stationary bicycle or weights are permitted to be stored on balconies/patios.
5. Wet laundry, including clothing, rugs, towels, or other similar items may be temporarily hung on a retractable clothesline from balconies/patios to allow such items to dry as long as they are not visible from the street or other common areas of the Association.
6. NO enclosing or restricting balconies/patios with screening, fencing, chicken wire or barrier of any kind without Board's approval.
7. A flag of the United States is permitted to be displayed in a window or on balconies/patios provided the display complies with the Federal Flag Code. A Service flag is permitted to be displayed in accordance with state law.

8. Holiday lights are permitted on balconies/patios between December 7 and January 7 only. Holiday lights are not permitted in common areas without prior approval in writing by the Board of Directors.
9. Any damage caused to Limited Common Element when installing objects on a balcony/patio will be the financial responsibility of resident if damage is caused.

I. SATELLITE ANTENNAS

1. To receive satellite television signals, residents may install a satellite dish or television antenna that measures one meter or less in diameter on their unit's balcony/patio or other limited common elements.. Larger satellite dishes or antenna are not permitted.
2. The color of a satellite dish or antenna shall be factory gray, or closely matching the colors of the structure to which it will be attached.
 - a. The placement of a satellite dish or antenna must be as inconspicuous as possible and as close to ground level as is consistent with receiving an adequate signal.
 - b. Satellite or antenna cable must be in accordance with all industry standards and shall follow the siding or trim board line and be sealed at the unit entrance to keep out moisture.
 - c. ANY damage to the building structure requiring repair caused by the installation or removal of a satellite dish or antenna and associated cabling will be the responsibility of the unit owner.
3. The Association has the authority to temporarily remove any satellite dish or antenna during an exterior maintenance project. Any costs incurred by the Association to remove and reinstall a satellite dish or antenna during an exterior maintenance project may be charged to the unit owner.
4. Any satellite dish or antenna that has been installed on a patio/balcony or other limited common elements must be removed if service to the satellite dish or antenna has been terminated and/or it is not being used to receive television programs or content.

J. EXTERIOR DOORS AND WINDOWS

An Architectural Improvement Request Form (ACC) is required to be submitted and pre-approved by the board. These rules keep visual and aesthetic consistency in the community, preserving property values for everyone. The Declaration (Paragraph 17) states that doors and windows are the responsibility of the unit owner.

1. FRONT DOOR: maintenance is the responsibility of the resident. Condition of the door shall be determined by the CAM. When doors become damaged, an owner shall make repairs. The paint code required for repairs and touch ups can be obtained from the CAM.

2. SECURITY AND STORM DOORS: if you wish to add or replace a security or storm door, you may select a style that is standard and durable and is white in color. Maintenance is the responsibility of the resident. Condition of the door will be determined by the CAM.
3. PATIO/BALCONY SCREEN DOORS: shall remain properly positioned on the track, be white in color, and the screen and frame shall be properly maintained by the resident. The CAM will determine the condition of the door.
4. DOOR DECORATIONS: are permitted as long as the decoration is smaller than 36 [sq.in.](#), attached by non-damaging methods, is removable, (such as Command hooks), and is not a public health or safety hazard. Decorations shall not impede the opening or closing of doors. Decorations shall be free from obscene or illegal graphics or language. Residents may display religious items or symbols on their doors in keeping with state law (HB 20-1200).
5. WINDOWS: Broken windows effect property values. A broken window shall be replaced with clear glass in keeping with uniformity in the community. Since a crooked window screen is unsightly, please ensure your required (for safety) window screen remains on the window and is properly positioned on the track. Window air conditioners may be permitted, based on approval by the board reviewing your submitted ACH form. Only standard white panels, for use with portable air conditioners, are acceptable in window opening.

Updated: 9/16/2020

K. COMMON ELEMENTS/COMMON AREAS

1. The common elements shall mean all real property owned by the Association. This includes, but is not limited to, building exteriors, shrubbery, trees, turf areas, rock beds, flower beds, planters, mailbox enclosure, signs, fencing, roads, parking lots, driveways, and interior sidewalks.
2. Nothing shall be altered, constructed in, attached to, or removed from the common elements without prior approval in writing by the Board of Directors. This includes but not limited to decorations of any kind.
3. NO plantings or potted plants are permitted in common areas surrounding unit patios or in any other common areas of the Association without prior approval in writing by the Board of Directors.
4. NO firearms, explosives, arrows, air rifles, BB guns, or similar devices shall be discharged in any part of the Association.
5. NO fireworks are permitted in any part of the Association, per City of Aurora ordinances.
6. Signs such as "For Rent" or "For Sale" or small security signs are allowed in windows. These signs are not permitted anywhere else in the Association.
7. Political signs are permitted in windows or on balconies/patios but can be displayed

for no more than forty-five (45) days prior to the election for which they are intended and must be removed no later than seven (7) days following the election for which they are intended.

8. NO soliciting or handbill distribution is permitted.
9. NO garage, lawn, or other sales are permitted in the Association.
10. All refuse/garbage/items for discard must be placed into the dumpsters located within the Association.
11. NO garbage or items of any kind are permitted to be set beside or around the dumpsters. Removal incurs an extra cost to the Association and may be passed on to the resident.
12. NO cigarette butts are permitted to be discarded anywhere in the Association except in small metal containers on residents' balconies/patios. This is extremely Important in order to protect the Association from fire. At no time, should a resident throw a cigarette butt off the patio/balcony.
13. NO personal property of any kind is permitted to be stored in the common areas, including utility rooms.
14. Water charges are paid for by the Association. Using water outside your unit in common areas is strictly forbidden without prior approval of the Board. Residents found using water outside their unit will be assessed for that water use.
15. Residents who damage common elements/common areas of the Association will be charged for the repair of all damages. Residents are asked to call 911 to report individuals seen damaging Association property or residents' vehicles.

16. Absolutely no illegal activity is allowed at Studio 80. Call 911 if you witness illegal activity or Aurora Police Non-Emergency at 303-627-3100 if you suspect illegal activity may have occurred.
17. All residents are required to abide by all City of Aurora ordinances, such as restricted time frames for music, parties, and socializing. **Call Aurora Police Non-Emergency at 303-627-3100 to report violations as they are occurring.**
18. The smoking of marijuana is strictly prohibited on the common elements of the Association.

L. USE AND MAINTENANCE OF UNITS

1. In addition to all interior maintenance, owners are responsible for the cost of maintenance and repair of the following items:
 - a. All windows and window screens
 - b. Exterior doors and storm/security doors
 - c. Central air conditioners
 - d. Chimneys
 - e. All pipes and wires serving only their unit.
2. Each unit shall be used for residential purposes only. NO business, which requires walk up, or drive up traffic may be conducted in any unit, subject to the zoning laws of the City of Aurora.
3. Residents are also required to maintain and clean their balcony/patio.
4. NO noxious or offensive activity is permitted at any unit or in the common areas nor shall anything be done therein which may cause annoyance or nuisance to other residents.
5. Residents shall not store or keep flammable fluids, solvents, or toxic materials of any kind in the unit.
6. Nothing shall be done in a unit which will increase the rate of insurance relating thereto without the prior written consent of the Association, and no owner shall permit anything to be done or kept in their unit, on their balcony/patio, or in the common areas which would result in the cancellation of insurance or which would be in violation of any law.
7. Smoke detectors/CO sensors are required for each unit. It is the responsibility of resident to change the batteries **once a year** and while it is disconnected blow around the perimeter of the unit in order to remove any dust. If you are a renter and your smoke detector is not working, please let your owner know as soon as possible. We ask that you take the replacement and maintenance of these detectors seriously in that it could mean the life of your child, your pet, your loved-ones or that of your neighbors.
8. **Forty-eight (48)** hours' notice to other residents is required prior to turning off water to a building for repairs to pipes, unless an unexpected emergency occurs which requires immediate turn off.

M. EXTERIOR OF UNITS

1. Exterior alterations, additions, or repairs to a unit's common elements/ limited common elements including installing new windows, balcony/patio doors, or storm/security doors must be requested in writing to the Board of Directors and, if approved, must be completed within 90 days. Any extension, if needed, must also be requested and approved in writing by the Board of Directors.
2. Requests for such changes should be accompanied by plans, specifications, and/or architectural drawings where appropriate.
3. Approved architectural improvements or changes may require a City of Aurora Building permit. If necessary, the permit must be obtained by the owner, posted, and inspection conducted as required by the City of Aurora.
4. Additionally, the Association Manager will also make an inspection for compliance. If alterations found are not in compliance or if damage has occurred, the owner will be notified in writing. Damage to the unit exteriors of common areas/limited common elements caused by such alterations or additions will be repaired and/or returned to acceptable standards by the Association and the cost thereof made to the owner.

N. MAILBOXES

1. If a mailbox key is lost, it is the responsibility and cost of the resident to replace it.
2. NO posting of notices, bulletins or signs on the mailbox enclosure unless directly related to Association matters, e.g., Board Meeting notice, keys found, etc.
3. Tampering with mailboxes is a federal offense and will be reported to Postal authorities and Aurora Police.
4. Stolen mail should be reported to Postal authorities for federal investigation and Aurora Police at www.aurorapolice.com to file a report.

O. SNOW REMOVAL

Our contract for snow removal reads that the snow will be shoveled if the snow accumulates to more than 2 inches on the sidewalks and 3 inches in the parking lots. This means that it is the resident's responsibility to shovel the sidewalks in front of your unit as well as the city sidewalk in front of the building when the snow is less than 2 Inches. We encourage you to work with your neighbors in order to discuss a plan so that all might share this job equally. Salt and shovel is also available in each building for your use.

P. QUESTIONS YOU MAY HAVE

1. If you are a renter/tenant/lessee and you have a question regarding these Rules and Regulations or if you need permission for an exception, please call your owner. The owner will contact the Association Manager. If approved by the Board of Directors, the exception will be provided in writing.
2. If you are an owner and you have a question regarding these Rules and Regulations or if you need permission for an exception, please contact the Association Manager. If approved by the Board of Directors, the exception will be provided in writing.

Q. COMPLAINTS, WARNINGS, FINES AND APPEAL PROCESS

See the Association's Enforcement Policy