

# ASPEN CONDOMINIUMS ASSOCIATION

## Rules and Regulations

Updated: 09-27-2020

With the various changes in ownership and the new residents here, the following items are for all of us to abide by for the safety and well-being of all. Thank you in advance for your compliance.

- Our number one priority right now is the completion of the construction project. Please move vehicles when asked by the contractors or our maintenance staff. Parking on street is available and on West Georgia if we need to clear the lot.
- Parking: There is limited parking spaces on the property. Each unit has two (2) parking spots. All additional vehicles per unit must park on street. Never block vehicles even for a short period. There is no parking between the buildings. This is designated for emergency vehicles and delivery trucks.
- There is no designated playground area in the property. This is a very busy area and children cannot play between the buildings or near vehicles. Delivery trucks are unable to see our children playing. There are various parks in Gunnison that are safe and fun areas.
- Barbecues: Propane grills are allowed, but must be tended to and are the owners/renters responsibility for all safety measures. Charcoal grills are **not** allowed at any time.
- Animals: Only support dogs are allowed with the following stipulations.
  - A letter from a licensed physician or psychiatrist must first be submitted.
  - All animals must be registered with the City of Gunnison. This is an annual requirement of the City and includes cats. (Refer to the City of Gunnison's website)
- Marijuana: Although smoking of marijuana is legal for adults 21 and over, under the State of Colorado Marijuana codes "No Smoking" is allowed in all common areas of apartment and condominium complexes. If you allow smoking of any kind in your unit, you may be asked to install a filtration system to trap the fumes. All grounds on the property are considered common areas. (Refer to State of Colorado Marijuana Regulations)
- Cigarette Smoking: Owners/tenants are responsible for proper disposal of cigarette debris. With COVID-19 issues, our maintenance contractor will not remove these items from the grounds. Please dispose in a safe container and dump in the garbage. Check with your owner of the units, or their designated property manager for their requirements.
- Trash: A large dumpster is available behind the A building. There is no recycling available here. Any other items dumped ie: furniture, construction debris can be

removed by the City. Their additional fees are listed on their website. If left near the dumpster for more than a week, we will remove and charge the owner an additional cost. Please be aware that this area is under surveillance.

- Prior to winter, please remove toys and bikes. These items hinder snow removal by maintenance. Never block walkways and entrances with these items.
- Noise: As many occupants have to work or have school classes early, all loud music, remodeling in a unit, etc must cease at 10pm. (Refer to the City of Gunnison nuisance code)

Thank you all for helping make our neighborhood safe.

Michelle Spain  
Aspen Condominiums Association