

Angel Fire Redwood Commons Homeowner's Association

Rules and Regulations

Revised 7/7/2017

1. **Authority**

These rules and regulations are established by the Board of Directors, under the authority of the Articles, Declarations and Bylaws of the Angel Fire Redwood Commons Homeowners' Association, as filed in Book #81, page #400 at the office of the County Clerk in Raton, Colfax County New Mexico, as amended on March 28, 1978.

2. **Purpose**

The purpose of these rules and regulations is to assure that the Redwood Commons common areas and buildings are maintained to first class standards, while incorporating conservation and beautification into the operations and maintenance programs, and to provide for the mutual health, comfort, safety and general welfare of the owners and occupants.

3. **Applicability**

The rules and regulations described herein are applicable to all owners and occupants, including the Property Manager and Rental Manager(s).

4. **Definitions**

(a) The Property Manager is the Company or corporation whom the Board of Directors contract with to manage and maintain the property per Articles, Declarations and Bylaws.

(b) The Rental Manager(s) is (are) the Company or Corporation with whom individual owner contract for rental management of their individual units, if they so wish. Rental Managers must be licensed by the New Mexico Real Estate Commission. The Property Manager, as defined in paragraph (a) above may also serve as an owner's Rental Manager. Owners may rent their own units, if they so choose.

(c) Owner utilizing a Rental Manager must give notice to the Property Manager.

5. **Enforcement**

These rules and regulations shall be strictly enforced in accordance with the Articles, Declarations and Bylaws, under any circumstances.

6. **Pets, Animals, Etc**

- (a) Owners may keep pets, as long as they do not infringe on the rights of others. When pets are outside of apartments, they must be leashed, controlled and clear the area of any excrement.
- (b) Owners' guests and renters, both and short term, are not authorized to keep a pet, in or on the properties, unless specific approval is given by the owner and the Board of Directors, prior to occupancy.

7. **Deck Usage**

Decks are only to be used for outdoor furniture and plants. Per insurance requirements, no firewood may be stored on deck.

8. **Occupancy of the Apartments and Use of the Common Areas and Facilities**

- (a) Owners and their permitted guests may occupy their apartments at their pleasure. The Property Manager shall be notified of owner's and owner's guest intended use. If the owner has a rental contract with a company or corporation other than the Property Manager, it is the owner's responsibility to also notify the Rental Manager of intended use, other than rentals.
- (b) Occupancy limitations shall be determined by individual owners. The conduct of owners, owners' guests as well as renters and their guests shall not unduly burden or impact other owners, other owners' guests or other renters and their guests or common area or facilities. If the owners have not conveyed their occupancy limitations to the Property Manager, he shall enforce the rules in the best interest of the Association, on behalf of the Board of Directors, using his best judgement. No other use of apartments, common areas or facilities, e.g. free lodging, parties, etc. , are authorized except as described herein.

9. **Barbeque Grills**

Per insurance requirements, no charcoal or wood burning grills are allowed on decks or walkways.

10. **Noise Abatement**

- (a) Objectionable or unreasonably loud noise caused for any reason by an owner, owner's guest, renter or renter's guest, shall not be tolerated, either in the apartments or in the common areas or facilities.
- (b) A quiet curfew shall commence each day at 11:00pm (2300 hours) and continue until 7:00am (0700 hours). Violators shall be cited, prosecuted or remedies pursued, as appropriate.

11. **Common Area Changes**

Any changes to the exterior common areas by an owner must first, be approved in writing by the Board of Directors. Any Contractor used must show proof of bonding insurance submitted with the request to the Board of Directors.

12. Laundry

The laundry room is available for owners' only. No renter usage is allowed.

13. Unauthorized Parking

Unauthorized vehicles not owned by owners, owner's guest and/or renters shall be towed away at the violator's expense.

14. Disclaimer

The Association and/or the Board assumes no liability whatsoever for any reason when the rules and regulations have been violated by anyone.

15. Disputes

In the event of disputes of any kind between any of the parties subject to the rules and regulations, the Board of Directors' decision shall prevail to views of all others, except if specifically limited in the Articles, Declarations and Bylaws.

APPROVED:

_____ **Date:** _____
Sally Joy, Redwood Commons President