

Lift Condominium Rules & Regulations

Non-Compliance with any of these rules will result in a fine of up to \$100 per incident.

- **DO NOT OBSTRUCT DRIVEWAYS, GARAGES, OR STREET** – Vehicles violating this provision maybe towed at owner's expense.
- **GARBAGE AND TRASH**- Deposit in the dumpsters on Five Springs Road at the bottom of Lift Driveways. Do not leave trash cans, garbage and similar material in or on common property.
- **LOUD NOISES PROHIBITED 10PM-7AM**. Respect your neighbors. Obscene language and obnoxious behavior is unacceptable at any time.
- **OWNERS KEEPING PETS** must comply with leash and other laws and must complete an indemnity agreement holding The Lift Condominium Association, Inc. harmless from all claims involving pets. **Temporary occupants may not keep pets. In the interest of protecting others from unruly or vicious animals.** In the interest of protecting others from unruly or vicious animals, the Board or its Agent may refuse to permit certain pets from occupying the premises. Owners must be considerate of others and not permit their dogs to relieve themselves on Lift common property or in public areas.
- **DISCHARGE OR USE OF FIREWORKS, FIREARMS, PELLET GUNS** and other dangerous items is not permitted on Lift common property.
- **OWNERS ARE RESPONSIBLE** for damage to the personal property, common areas, or other units caused by themselves, their family, guests, and tenants.
- **CHARCOAL grills are strictly prohibited** (by our insurance carrier)- Propane or electric grills may be used in driveway open areas (not on decks) and must be removed promptly after use. Grills not in use shall not be visible.
- **PERSONAL PROPERTY** (bikes, toys, etc.) shall not be stored on common areas or entrances.
- **PARKING OF** trailers, boats, buses, mobile homes or other oversized vehicles on the property is prohibited.
- **FIREWOOD shall not be stacked outside in common areas (including driveways and entrances.) Further, due to the age of the building no more than a ¼ cord of wood should be stacked on the deck and it should be stacked along the building side under the window next to the sliding glass door. DO NOT stack wood to the outside of the deck next to the handrails.**
- **FOR ANY SERIOUS EMERGENCY DIAL 911**. Other violations of law should be reported to the **Angel Fire Police Department (377-3214)**.
- **THE MANAGEMENT COMPANY MUST HAVE A PASS-KEY FOR EACH UNIT**. Owners changing locks shall furnish the Agent a new pass-key as soon as practicable.

The Association for the Lift Condos is determined to maintain a quiet, peaceful, safe and attractive place for the maximum enjoyment of all owners and guests. Compliance with the above rules is necessary to achieve these objectives. The Board, Owners, and Management Co., Thank you for your cooperation.

The Lifts HOA Management: 575-377-3711
After Hours HOA Emergency: 888-309-4492

These Rules shall be posted by owners, and remain in a prominent place in each condominium.