

RULES AND REGULATIONS FOR MOUNTAIN MEADOW AT ANGEL FIRE

- 1.** Any common sidewalks, driveways and entrances shall not be obstructed or used by any unit owner for any other purpose than ingress to egress from the units.
- 2.** Except as to the areas terms limited common elements, no articles shall be placed on or in any of the general common elements except for those articles of personal property which are the common property of all of the unit owners. This provision shall not apply to common parking spaces.
- 3.** No vehicle belonging to or under the control of a unit owner or a member of the family or a guest, tenant, lessee or employee of a unit owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from a unit. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed.
- 4.** No work of any kind shall be done upon the exterior building walls or upon the general or limited common elements by any unit owner without the consent of the Board of Directors of the Association.
- 5.** Owners and occupants shall exercise reasonable care to avoid making or permitting loud, disturbing or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb owners, tenants or occupants of other units.
- 6.** Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of common trash and garbage facilities.
- 7.** No animals, birds, reptiles or insects (hereinafter for brevity termed "animal") shall be kept, maintained or harbored in the project unless permitted in writing by the managing Agent or, if there is no Managing Agent, by the Board. Where such written permission is granted such permission is revocable if the animal becomes obnoxious to other owners, in which event the owner or person having control of the animal shall be given a written notice to correct the problem, or if not corrected the owner, upon written notice, will be required to dispose of the animal. The written notices provided for herein shall be issued by the managing Agent, or, if there is no Managing Agent, by one or more of the members of the Board. The Board shall liberally construe this restriction in favor of dogs and cats, except the provision concerning obnoxious behavior.
- 8.** Any damage to the general common elements or common personal property caused by the owner or a child or children of a unit owner or their guests or the guests of a unit owner shall be repaired at the expense of that unit owner.
- 9.** The Managing Agent, or if there is no Managing Agent, then the Board, shall retain a passkey to each unit. No owner shall alter any lock or install a new lock on any door leading into the unit without prior consent, and if such consent is given, then the owner shall provide a key for the Managing Agent's or the Board's use.

Emergency: 911

Angel Fire Police: 575-377-3214 8:00 AM- 5:00 PM

Property Manager: 575-377-6441 8:00 AM-5:00 PM

After Hours Emergency: 1-888-357-3497