

Basberg Townhouse Association  
**RULES & REGULATIONS –**  
**Revised 1/2018**

These Rules and Regulations have been adopted by the Board of Directors based on the power granted to it in its governing documents to formulate and enforce a set of HOA Rules & Regulations. This document, and the HOA's governing documents and Architectural Control Standards are posted on the Basberg HOA website ([www.basberghoa.com](http://www.basberghoa.com)).

- 1) The property can be used only for residential purposes and for the maintenance of the residential and common areas.
- 2) You are not allowed to make any alterations or modifications to the common areas. This includes attaching or placing objects on or about the outside of the building without authorization of the Board through its Architectural Control Committee. See Declarations, Article VII. If alterations are made, you will have to pay for restoring the common areas to their prior state. If an alteration is made, the Association may remove it without notifying the offending owner. The Basberg Architectural Standards governing window replacements, garage doors, exterior lighting, etc. are available on the HOA website.
- 3) The storage shed at the entrance to the property may be used only for storage of Association equipment, supplies and furniture. No personal property may be stored in the shed. The area around the shed may be used by Basberg residents only to store recreational vehicles that are currently registered and operable – e.g., campers, trailers, boats, ATVs. Storage, construction, business or utility trailers, or any other trailer not expressly built and sold as a recreation vehicle, is not permitted to be parked in this area. Storage of any other items in this area is not permitted. The placement of these RVs is to be governed in a friendly manner between those who are storing belongings there to the benefit of all.
- 4) Driveways, second floor balconies, and fire lanes are not to be used as storage areas at any time.
- 5) No dumping is allowed on the property. Containers for disposal of garbage or trash must be stored inside the individual's garage. Burning of trash is not allowed. See also Declarations Article IX, Section 10, Garbage and Refuse Disposal.
- 6) Large, bulky trash items (such as building materials, old hot water heaters, mattresses, etc.) may not be disposed of in the community trash bins. If you have such items, call the trash pickup company (number available from Board members), and tell them you have a special item for pickup at the next scheduled collection. Tag your item with your name and unit number and leave the item on either side of the trash shed. Notify the Board via email as a heads-up. You will be billed for the special pick-up by the HOA bookkeeper on your next dues invoice.
- 7) Excluding existing established gardens, any unit owner or resident who wants to add, cut, prune, or remove vegetation from a Common Area must follow the procedure detailed in the HOA Common Area Landscaping Policy. This procedure applies to all vegetation and includes ground covers, wildflowers, weeds, shrubs, grasses and trees.
- 8) No riding of bicycles, motorcycles or other wheeled vehicles on landscaped areas, with the exception of mechanical devices required for maintenance of landscaping by the Association.
- 9) Parking is allocated to each unit as follows: Inside the garage, immediately outside the owner's garage door (but not positioned directly in front of the planter which may impinge on a fire lane). Each unit is allocated a space in one of the two "overflow" parking areas – one directly in front of the Sopris building, and the other directly across the driveway from the tennis court in back of the Frypan building. There are no restrictions on which parking area a guest may park in, but it is most convenient for everyone if guests park as near to their host's front door as possible. Due to limited parking, only occupants of units may permanently park on the premises. See also Declarations, Article IX, Section 7.
- 10) Any time you, your tenant or guests perform a negligent act, you will be billed for the maintenance or repair on your next dues assessment. If the Association is required to clean up after your pet or restore landscaping, the labor and materials costs will be charged back to the unit owner.

- 11)** Nothing may be attached to, or mounted on, the membrane roof at any time. This includes the membrane roof material under the decking on the 3rd floor decks.
- 12)** Please refrain from noise that may disturb other residents in your building or in the common areas. This includes the use of radios, stereo systems, televisions turned up to a high volume, etc.
- 13)** Construction noise audible outside the unit or through the walls adjoining units shall be restricted to the hours of 8:30 am to 5:30 pm, Monday through Friday, 9 am to 5 pm on Saturday, and is not allowed on Sunday. A certain amount of judgment should always be used in creating any construction noise that would interfere with your neighbors' enjoyment of their own property. It is respectful to notify your nearby neighbors when such noise cannot be avoided, and it should be restricted in duration and volume as much as possible.
- 14)** Use of the pool and tennis courts is limited to accompanied guests of Basberg residents. Other Pool Rules are posted on the entry gate to the pool enclosure.
- 15)** Two people should be present to unfurl the pool cover before swimming, one on either side of the cover. When departing the pool area, please re-cover the pool by unwinding it from the cover holder evenly and smoothly by two people if you are the last to leave the pool area. Please fold up the umbrellas and re-position the pool furniture neatly.
- 16)** Household pets only are allowed to both owners and renters. Owners must register their dogs and only two dogs per household are allowed, and excludes breeds defined as "dangerous". All dogs are required to be on a leash and are not allowed in the pool area, or to be tethered to any object unattended. Owners must "curb" their dog, which means not permitting their animal to urinate on common area landscaping, to include the grass lawns and flower or shrub beds immediately adjacent to the Fryingpan and Sopris buildings. Pet owners in violation of any aspect of this rule risk having their pet expelled from the community and will be subject to a fine, subject to escalation for a reoccurrence. See also the Declarations, Article IX, Section 8, and the Association's Pet Policy.
- 17)** Wood piles may not be stored within 15 feet of units between the peak wildland fire season of April 1 – October 31.