

Sherwood Condominium Association, Inc.

Article XV Schedule A
Rules and Regulations

1. Any common sidewalks, driveways, entrances, halls, stairways and passageways shall not be obstructed or used by any unit owner for any other purpose than ingress to and egress from the units.
2. Except as to the areas termed limited common elements, no article 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.
3. Unit owners, members of their families, their guests, residents, tenants or lessees shall not use sidewalks, driveways, entrances, halls, stairways and passageways as a play area(s).
4. 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 building. Vehicles shall be parked within designated parking areas. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed.
5. 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. Such work is the responsibility of the Association.
6. No owner, resident or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antennae, machines or air conditioning units be installed on the exterior of the project, including any part of the balcony, or that protrude through the walls or the roof of the condominium improvements except as may be expressly authorized by the Association.
7. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made 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 other instruments or devices in such manner as may disturb or tend to disturb owners, tenants or occupants of other units, and the same shall not be played or permitted to be played between the hours of 11:30 P.M. and the following 8:00 A.M.
8. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of common trash and garbage facilities.
9. The balconies, if any, and terraces, decks or patios shall be used only for purposes intended and shall not be used for hanging garments or other articles or for cleaning rugs, household articles or other items. No rugs or other materials shall be dusted from windows, balconies, decks or patios by beating or shaking.
10. Visitors and guests of owners or of lessees shall not park their vehicles in the resident parking areas, but shall park them on Airport Road.

11. No cats, dogs or other animal or bird or reptile (hereafter for brevity termed "animal") shall be kept, maintained or harbored in the development unless the same in each instance is expressly permitted in writing by the Managing Agent or, if there is no Managing Agent, then, by the Board of Managers. 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, then, by one or more of the members of the Board of Managers.
12. The Association assumes no liability for nor shall it be liable for any loss or damage to articles stored in any common or other storage area.
13. 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.
14. The Managing Agent or, if there is no Managing Agent, then, the Board of Managers shall retain a passkey to each unit. No owners 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, the owner shall provide a key for the Managing Agent's or the Board of Manager's use.

The foregoing Rules and Regulations are subject to amendment and to the promulgation of further regulations.

15. The Board of Managers, through the Resident Manager, assigns storage bins. (Board action 10/9/91.)
16. At least one (1) Board member and the Resident Manager will see all pets before the animal is permitted in the development. (Board action 10/9/91.)

Reminders:

- Keep doors and windows closed while air conditioning is operating in the unit.
- Do not throw cigarette butts on the grounds and parking lot driveways; empty car ashtrays in the dumpsters AFTER YOU ARE SURE THE BUTTS ARE OUT.
- Pick up refuse that falls out of the trash bags on the way to the dumpsters.
- Pick up after your pet and dispose of the excrement in the dumpsters.
- Be thoughtful of others; do not use all the washers/dryers at one time. There have been numerous complaints recently.
- Break up cardboard boxes before putting them in the dumpsters. Never leave cartons outside the dumpsters: Waste Management charges for all items that are not in the trash cans.
- Keep children, yours and those of guests, off the lawns and banks. It costs all of us dearly to keep the grounds green and attractive. The Sherwood was not designed for children.
- Guests are to park on Airport Road. Cars of non-residents that are parked in the lots can be towed away at the owner's expense.
- Slow down when entering the parking lots. The speed inhibitors had to be installed to enforce safe speed limits on the parking areas.

7/90

Revised 4/92

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N.B. "NO BUSINESS ACTIVITIES OF ANY KIND WHATEVER SHALL BE CONDUCTED IN ANY BUILDING OR IN ANY PORTION OF THE PROPERTY."
Declaration, Para. 35 - Restrictive Covenants, subpara. c.

CONDOMINIUM SOP (Standard Operating Procedure)

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INSURANCE - The Association carries insurance for the structures and for liability. This insurance does not cover belongings of the residents.

Water Beds: be sure your insurance provides coverage in case of damage to your unit or to another unit(s).

SMOKE DETECTORS/FIRE EXTINGUISHERS - The Association's insurance carrier requires all units to be provided with both features. You will be asked to complete a form for the insurance company.

HEAT/AIR CONDITIONING - Be patient in spring/fall. Conversion from one system to the other takes 24 hours and is costly. Close windows and doors when heat or AC is operating in your unit.

Conservation: turn off lights, TVs when not in use. (This does not apply to lights on timers for security.) When utility costs go up, Association Fees and/or rents must increase.

PLUMBING - DO NOT PUT CELERY, ONION SKINS, CHICKEN SKIN/BONES, FAT/GREASE in the garbage disposal. Run cold water through the disposal until line is cleared. Periodic rinsing of all drains with baking soda, $\frac{1}{2}$ cup, followed by 1 cup vinegar and stoppering the drain for 10 minutes, followed by a quart of boiling water, will help keep lines clear.

Share cost with neighbor (upper/lower) to have lines cleaned annually by Roto-Rooter.

Repair, or have landlord repair, leaking faucets/toilets ASAP.

The Association is not responsible for clogged toilet or other drains.

Kitchen with outside walls: trickle water during subzero temperatures and/or heavy winter winds at night.

Units with clothes washers: disconnect or turn off water tap to prevent flooding from broken hoses.

STORAGE BINS - One per unit; assigned by the Board of Managers. All property must be stored inside the bin (fire regulations); bin should be padlocked.

PATIOS - It is the resident's responsibility to sweep dirt and snow from the patio. The Association will have the steps leading to the second floor cleared of snow/ice. Do not use salt on the steps or sidewalks. Call the Resident Manager to report icy conditions.

Not to be used to dry towels, bathing suits, laundry.

Do not block walkways or staircases with patio furniture or cookers.

Not to be used as storage areas. Pets are not to be left unattended/unleashed on patios.

No bikes or toys may be stored on patios. Bikes may be kept, chained, in storage area. See Resident Manager.

LAUNDRY ROOM - FOR RESIDENTS ONLY. No food, beverages, pets, smoking. Clean out machines and pick up litter after use. If you remove clothes from the washer before the cycle is complete, PLEASE CLOSE THE LID SO THAT THE MACHINE WILL COMPLETE ITS CYCLE. NEXT PATRON WILL LOOSE WASHER MONEY IF THE CYCLE IS NOT COMPLETE.

ALWAYS BE SURE TO CLOSE THE LID BEFORE DEPOSITING MONEY.

IF YOU SPILL LAUNDRY POWDER, ETC., PLEASE USE PAPER TOWELS TO CLEAN UP THE MACHINE.

Kindly do not sit on the folding table or on the washers. Damage has been done to the washer lids.

Window must be kept open when the dryers are operating for maximum drying.

GROUNDS - children may not play on the sidewalks, lawns, parking lots, unit steps, landscaped features. Don't dispose of cigarettes on the grounds.

NO BIKES, SKATEBOARDS, QUAD SKATES, ROLLERBLADES on the property.

USE SIDEWALKS AND DO NOT CUT ACROSS LAWNS. PATHS ARE DEVELOPING IN SEVERAL AREAS.

NO SUN BATHING/PICNICING ON LAWNS.

PARKING LOTS - Covered spaces are assigned by the Board. One space per unit. Please park in your covered space as much as possible. CARS PARKED ON THE PROPERTY MUST BE REGISTERED TO A RESIDENT. Cars must be in operating condition (no flat tires) and properly licensed at all times. Cars should not be let idle or warmed up during winter months on the parking lots. All vehicles are registered with the Resident Manager

High profile vehicles may not park behind unit windows. Do not back into spaces next to units; the exhaust fumes go into units via windows.

No honking horns on parking lots, please; turn down car radios/boomboxes when entering the lots. Do not gun motors.

NO MOTOR WORK ON THE PROPERTY. NO CAR WASHING.

No campers/RVs/trailers on the lots at any time.

GUESTS USING THE CABANA MUST PARK ON AIRPORT ROAD.

USE THE 30 MINUTES RESERVED SPACE ON THE EAST LOT FOR LAUNDRY ROOM SERVICE/PACKAGE UNLOADING ONLY.

VIOLATORS MAY BE TOWED.

DUMPSTERS - Pick up dropped litter on the way to the dumpster. BREAK UP CARTONS/BOXES. Keep lids closed (cats/rats/other animals love our trash). Never leave trash outside a dumpster. There is an additional charge to pick up this trash. See Resident Manager if you have a large item to be disposed of. He will make arrangements for pick-up and you can pay for the charge, usually \$10.00.

HAVE YOUR SERVICE PEOPLE REMOVE FURNISHINGS AND CARTONS, e. g., carpet/pads, sinks, cabinets, counter tops, appliances, furniture.

NO HAZARDOUS MATERIALS: ANY KIND OF OIL, TIRES, BATTERIES, PAINT, SOLVENTS, ETC.

SERVICE WORK/DELIVERIES/MOVING VANS - Let the Resident Manager know in advance.



The Sherwood Condominiums
2902 Airport Road
Colorado Springs, Colorado 80910

PET REGULATIONS

Revised: 4/92; 10/97; 10/18/2002

The Board of Directors has established the following policies for pets:

1. Large breeds of dogs are not permitted in the development. Fifteen (15) to twenty (20) pounds maximum.
2. All pets must be leashed when outside the units,
3. Owners are required to remove the pet's excrement and dispose of it in the dumpsters.
4. Pets are not to be tied on patios or balconies and left unattended.
5. Continual or prolomged barking will be considered obnoxious behavior (Bylaws, Schedule A, section 10: "No cats, dogs....shall be kept, maintained or harbored in the development unless the same.... is expressly permitted in writing....by the Board. Where such written permission is granted, such permission is revocable if the animal becomes obnoxious....")
6. Pets are not permitted in the pool area.
7. At least one (1) Board member and the Resident Manager will see all pets before permission is given for the pet to reside in the development. (Action taken by the Board at its meeting of October 9, 1991.)
8. Requests to ~~keep~~ pets on the property must be submitted in writing.
9. The number of pets per unit is two (2). (Action taken by the Board October 21, 1997.)
10. The number of pets per unit is one (1). (Action taken by the Board October 18, 2002.) Rescinds the action of 10/21/1997.



CABANA REGULATIONS
1/75; 4/92; 5/97

The Sherwood Condominiums
2902 Airport Road
Colorado Springs, Colorado 80910

The Cabana is available to all adult residents of the Sherwood Condominiums for recreational activities but not for business-related gatherings. There is no fee charged for use of the Cabana. RESERVATIONS ARE TO BE MADE ONE (1) WEEK IN ADVANCE BY THE HEAD OF HOUSEHOLD, WHO WILL BE REQUIRED TO SIGN AN AGREEMENT COVERING RESPONSIBILITY FOR DAMAGES, AGREEING TO COMPLY WITH CABANA REGULATIONS, AND WHO WILL SUPERVISE THE ACTIVITIES OF ALL PERSONS ATTENDING THE FUNCTION. Reservations may be made with the Resident Manager unit 113. Responsibility for the Cabana and its contents begins when the key is turned over to the responsible person. Non-resident owners waive their right to use the Cabana.

- 1) Alcohol may not be brought onto the premises nor consumed on the premises by persons under the legal age. Infraction of this law will result in ejection from the Cabana and the resident sponsoring the function will not be granted permission to use the Cabana in the future.
- 2) Activities in and about the area must be conducted in a manner that will not interfere with the rights, comfort or convenience of other residents.
- 3) No musical instruments, radios, TVs, record/tape/CD players shall be operated in a manner that is disturbing or annoying to residents. Loud, disturbing or offensive conduct will not be tolerated.
- 4) Trash containers and waste baskets in the Cabana are to be emptied in the dumpster located behind the Cabana on the parking lot. Cans, garbage, trash, cigarette butts are to be removed from the grounds, parking area and the Cabana.
- 5) Fireplace ashes are to be left in the fireplace overnight. They are to be dumped into the metal can provided for this purpose and well soaked with water before depositing them in the dumpster. BE SURE ALL EMBERS ARE OUT!
- 6) Pets are not permitted in the Cabana nor in the pool area.
- 7) Guests will be instructed to park on Airport Road. A car parked on the lots may be towed at the owner's expense.
- 8) Decorations and left-over food must be removed from the Cabana and the premises restored to its original condition by 12 Noon on the day following the function. The Resident Manager will check the Cabana with the responsible party. A charge for cleaning or damage repair will be assessed by the Board of Managers as required.
- 9) The gate to the pool area must be kept closed at all times.
- 10) Reservation of the Cabana does not include exclusive use of the pool.
- 11) Wet swimming attire is not permitted in the Cabana; food may not be taken to the pool area.
- 12) Association fees must be current. -6-