

RULES AND REGULATIONS OF SIMBA RUN CONDOMINIUM ASSOCIATION

The following Rules and Regulations may be added to, amended or repealed at any time by the Board of Directors and while in force, shall be enforced in the manner prescribed in Paragraph 5.7 of the Declaration:

1. The foyers, lobbies, entrances, ramps, driveways, walkways, hallways, elevators and stairways of the Project shall not be obstructed or used for any purpose other than ingress to and egress from the Condominiums.
2. No exterior of any Unit or the windows or doors thereof or any balcony or any portions of the Common Elements shall be painted or decorated, enclosed or otherwise modified by any Owner in any manner without prior written approval of the Board of Directors.
3. No furniture, equipment, or other article shall be placed in the entrances, stairways, or other General Common Elements, except such General Common Elements (including but not limited to amenity areas) as are especially provided therefor.
4. No vehicle shall be parked in such a manner as to impede or prevent ready access to any part of the Project. Vehicles shall be parked in designated parking areas. Vehicles are limited to passenger automobiles, SUV's, small pickup trucks and motorcycles, and shall be allowed into the Project and parked in the Project only in the manner approved by the Board of Directors and as allowed by C.R.S. 38-33.3-106.5(d).¹ Oversized trucks, campers, trailers and boats are not permitted. Any traffic flow markings and signs regulating traffic in the premises shall be strictly observed. No vehicle repairs or routine maintenance shall be performed in the parking garage.
5. Each Owner shall keep his/her Condominium in a good state of preservation and cleanliness as provided in Paragraph 3.3 of the Declaration and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors, windows, or balcony thereof, any box, can, or other container or any dirt, refuse or other substance. No balcony, patio or similar area shall be used for hanging out garments, sheets, rugs, or other household items for cleaning or drying.
6. No sign, notice, lettering, or advertisement shall be inscribed or exposed on or at any window, door, or other part of any Unit or the General Common Elements except such as shall have been approved in writing by the Board of Directors; nor shall anything be projected out any window of the Project without similar prior approval, or as allowed by C.R.S. 38-33.3-106.5 as amended.²
7. In accordance with the Town of Vail Wildlife Protection Ordinance, all household garbage and refuse shall be deposited with care in trash containers provided by the Board of Directors. No construction debris of any kind shall be placed in Simba Run trash containers by any Owner or their Agent. All construction debris shall be taken off the premises and disposed of at the Owner's expense.

8. Water closets and other water apparatus (including but not limited to the swimming pool) in the Project shall not be used for any purpose other than those for which they were constructed; nor shall any sweepings, rubbish, rags, paper, ashes, bubble bath, soap, glassware or any other article be thrown into the same. Repair and cleanup after any damage resulting from misuse of any water closet or other apparatus shall be paid for by the Owner causing the damage. In this respect, each Owner shall be responsible not only for his/her own acts, but also for those of his/her family, agents, employees, licensees, guests or tenants.
9. No Owner shall engage any employee of the Board of Directors for any private business of the Owner without the prior written consent of the Board of Directors, which may be arranged through the Property Manager.
10. No bird or animal shall be kept or harbored in the Project unless the same in each instance is expressly permitted in writing by the Board of Directors, which permission shall be revocable if the animal becomes obnoxious to other Owners. In that event, the Owner or other person having control of the bird or animal shall be given a written notice to correct the problem. If the problem be not forthwith corrected, then upon written notice, the bird or animal shall be removed from the Project. In no event shall dogs be permitted in any of the public portions of the Project unless carried or on a leash. The Owners shall indemnify the Board of Directors and hold them harmless against any loss or liability of any kind or character whatsoever arising from or as a result of having any bird or animal in the Project. The word animal shall be deemed to include reptiles and insects, as well as animals of every kind.
11. No radio aerial or video receiving device shall be attached to or hung from the exterior of the Project without the prior written approval of the Board of Directors, and as allowed by 47 C.F.R., Section 1.4000. ³
12. The Board of Directors, and any contractor or worker engaged by the Board of Directors, may enter any Condominium Unit upon reasonable notice at any reasonable hour of the day for any purpose permitted under the terms of the Declaration, Bylaws, or these Rules and Regulations.
13. The Board of Directors shall retain passkeys which shall fit the locks to every entrance door to every area in the Project including but not limited to every unit, all electric meter closets, Mechanical Rooms, Parking Garages, Storage Rooms, and all doorways to recreational amenities. No Owner shall alter any lock on any door leading into his/her Unit without the prior written consent of the Board of Directors, and any lock, so altered, must accommodate the passkeys.
14. The repair of all damage to the Project caused by the moving or carrying of any article therein by an Owner or his/her agent shall be paid for by the Owner responsible for the moving or carrying of such article.
15. No Owner shall interfere in any manner with any portion of the heating, air- conditioning, or lighting apparatus which is part of the Common Elements and not part of the Owner's Unit, except with the prior written approval of the Board of Directors.
16. No Owner shall use or permit to be brought into the Project any flammable fluids such as gasoline, kerosene, naphtha, benzene, or explosives, fireworks of any kind or articles deemed hazardous to life, limb, or property without, in each case, obtaining the prior written consent of the Board of Directors.

17. Owners of Units shall not put their names on any entrance to the Project or the entrance to any Unit, except in the manner and in the locations established by the Board of Directors.
18. Any damage to the Project caused by an Owner or Owners shall be repaired at the expense of such Owner or Owners.
19. Owners shall be held responsible for the actions of their families, agents, employees, visitors, invitees, tenants, or guests.
20. Complaints regarding the management of the Project or regarding the actions of other Owners shall be made in writing to the Board of Directors.
21. No gratuities shall be given by any Owner, acting individually, to management personnel and staff. This does not preclude appropriate remembrances on particular occasions or on a holiday.
22. Persons under the age of 14 years shall not be permitted to use the swimming pool or hot tubs unless accompanied by an adult. No glass containers of any kind shall be permitted in the above areas.
23. Reservations for the use of the tennis/pickleball courts shall be made with the Facility Manager not more than one week in advance and no reservation may be made for more than one play period at a time.
24. No work shall be done by any Owner on any part of the Project except to his/her Condominium Unit. All work outside all Condominiums is the responsibility of the Association and shall be performed only by the Association or its agents.
25. No radio, Citizen's Band radio or television transmitting or receiving equipment or other electronic equipment or apparatus shall be used in any part of the Project which would disrupt normal radio or television reception on the premises.
26. Owners and occupants of Units 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 any other instruments or devices in such manner as may disturb or tend to disturb Owners, tenants or occupants of other Condominiums.
27. As required by the Colorado Clean Indoor Air Act and adoption of these Rules and Regulations, no smoking (including cannabis) or vaping will be allowed in any of the public common areas or limited common areas of the Project, including, but not limited to, restrooms, locker rooms, outdoor hot tub and patio areas, lobby, pool area, offices, hallways, outdoor private decks or patios and underground parking facility. Additionally, smoking and vaping will be prohibited within individual condominium units, to protect against migration of smoke to hallways or adjoining units and risk of fire. The SRCA Board may, at its sole discretion, choose to designate an outdoor smoking area that does not interfere with the enjoyment of Simba Run owners and guests.

28. The Association assumes no liability for nor shall it be liable for any loss or damage to articles left or stored in any common area.
29. Canvassing, soliciting, or peddling in or about the project is prohibited.³
30. Owners and occupants shall comply with all security procedures as may from time to time be put into effect by the Board of Directors and/or by the facility manager.
31. Any outside contractor performing work at Simba Run is required to have a certificate of insurance on file prior to commencing work. This will include renovation contractors, repairmen, RBO and independent renters' maintenance and housekeeping personnel.
32. Owners who rent their condominiums must apply limits to the number of guests allowed to occupy their unit, to ensure that reasonable health and safety standards are maintained. To clarify this standard, the Association considers acceptable occupancy to be no more than 2 occupants per bedroom, plus 2 additional occupants if reasonable provisions/accommodations are provided within the unit. Occupancy exceeding these limits will be subject to fines.

¹ In 2005 the Colorado General Assembly passed S. B. 05-100 amending the Colorado Common Interest Ownership Act to allow increased protection for homeowners in certain instances. § 38-33.3-106.5 (II) (d) (I-IV) allows parking of emergency service vehicles if unit owner is an emergency service provider when the vehicle is required to be available in certain instances.

² § 38-33.3-106.5 of the Colorado Revised Statutes also pertains to display of symbols of patriotic and political expression. It allows an Association to adopt reasonable rules regarding the placement and manner of display of service flags and the American flag, with regard to location and size of flags and flagpoles, but the Association may not prohibit installation if they are consistent with the Federal Flag code. It also allows an Association to limit the size, number, and time frame for display of political signs.

³ In 2006 the Colorado General Assembly passed H.B. 06-1175, Colorado Indoor Clean Air Act, which is a no smoking law.