

# **BLAZING SADDLES CENTER ASSOCIATION RULES AND REGULATIONS**

**Last Updated: April 2, 2024**

# **BLAZING SADDLES CENTER ASSOCIATION**

## **RULES AND REGULATIONS**

April 2, 2024

P a g e | 2

<b>Sprinkler &amp; Fire Alarm System</b>	<b>3</b>
<b>Security Locks</b>	<b>3</b>
<b>Pets</b>	<b>3</b>
<b>Emotional Support Animal (ESA) – Service Animals</b>	<b>3</b>
<b>Roof Access</b>	<b>3</b>
<b>Window Coverings &amp; Air Conditioners</b>	<b>3</b>
<b>Flags and Signs</b>	<b>4</b>
<b>Noise</b>	<b>4</b>
<b>Fireworks</b>	<b>4</b>
<b>Residential Unit Door Locks &amp; Access</b>	<b>4</b>
<b>Garbage &amp; Trash</b>	<b>5</b>
<b>Parking Rules</b>	<b>5</b>
<b>Common Area Usage</b>	<b>6</b>
<b>Common Area Modification</b>	<b>6</b>
<b>Satellite Dishes</b>	<b>6</b>
<b>Long and Short-Term Rentals</b>	<b>7</b>
<b>Water Damage</b>	<b>7</b>
<b>Bicycle Storage</b>	<b>7</b>
<b>Cameras and Surveillance</b>	<b>7</b>
<b>Enforcement</b>	<b>7</b>

# **BLAZING SADDLES CENTER ASSOCIATION**

## **RULES AND REGULATIONS**

April 2, 2024

P a g e | 3

All owners, non-owner occupants, guests, tenants or rental agencies shall comply with these Rules and Regulations.

### **Sprinkler & Fire Alarm System**

There is to be absolutely no tampering with any part of the Sprinkler or Fire Alarm Systems. This includes hanging anything, hanging on or covering up any sprinkler head/piping or disconnecting any smoke detector for any reason.

Enforcement: In addition to any fines levied for violations of this rule pursuant to the Association's Covenant Enforcement Policy, the unit owner may be charged for all damages and repairs to the sprinkler and/or fire alarm system. Damages may also include security or on-site coverage required by HOA, local or city personnel for protection of residents and property.

### **Security Locks**

Tampering or damaging any security lock(s) is prohibited.

Enforcement: In addition to any fines levied for violations of this rule pursuant to the Association's Covenant Enforcement Policy, the unit owner may also be charged for any cost of repair.

### **Pets**

No dogs are permitted in residential units, whether belonging to an owner, long-term renter, short-term renter, tenant, or guest. Cats are allowed with a maximum of two (2) cats per Unit.

Enforcement: In addition to any fines levied for violations of this rule pursuant to the Association's Covenant Enforcement Policy, unit owners may also be charged for any damages (carpet cleaning, waste pickup, etc.).

### **Assistance Animals (Emotional Support Animal (ESA) & Service Animals)**

See the Association's Assistance Animal Policy.

### **Roof Access**

Use of roof for any reason by owner, family, guests, renters, or tenants is prohibited.

Enforcement: In addition to any fines levied for violations of this rule pursuant to the Association's Covenant Enforcement Policy, the unit owner may also be charged for any damages that result from a violation of this rule.

### **Window Coverings & Air Conditioners**

Use of sheets, towels, clothing, flags, or any other material other than standard blinds or curtains as window coverings is prohibited.

Box, window or portable air conditioners are not allowed to be installed in such a manner as to hang out of the window, extending past the exterior surface of the building.

Enforcement: Unit owners may be fined for violations in accordance with the Association's Covenant Enforcement Policy.

# BLAZING SADDLES CENTER ASSOCIATION

## RULES AND REGULATIONS

April 2, 2024

P a g e | 4

### Flags and Signs

The Association does not prohibit or regulate the display of flags or signs on the basis of their subject matter, message, or content. Flags and/or signs are subject to the following rules:

1. Location. Flags and signs may only be displayed in a window of a unit, and may not be mounted on any Common Elements of the building.
2. Quantity. No more than one (1) sign and one (1) flag may be displayed per unit at any given time.
3. Dimensions. Signs may be no larger than 18" by 24". Flags may be no larger than 3' by 5'.
4. Illumination. No signs or flags may be illuminated unless illumination is required by the Federal Flag Code in which case prior Association approval is required before installation of the illumination.
5. Professional Lettering. All signs and flags must be professionally designed and/or lettered.
6. Common Elements. No flags or signs may be displayed on the Common Elements without prior Association approval.
7. Commercial Signs/Flags. No commercial signs or flags are permitted without prior Association approval.

### Noise

Owners, families, guests, or tenants shall not make or permit to be made any disturbing noise, or do or permit any act which unreasonably interferes with the rights, or convenience of any other occupant. Any damage to common elements or common personal property caused by the owner, child, guest tenant, invitee of a unit owner shall be repaired at the expense of that unit owner.

Unit owners are responsible for the actions of their guests, tenants, and agents (including rental agents and contractors).

Enforcement: Unit owners may be fined for violations in accordance with the Association's Covenant Enforcement Policy.

### Fireworks

No fireworks of any kind shall be stored, carried, ignited, displayed, or exploded on any part of the condominium project except as expressly authorized by the Board Of Directors. Firearms shall not be discharged anywhere on the condominium project.

Enforcement: In addition to any fines levied for violations of this rule pursuant to the Association's Covenant Enforcement Policy, local law enforcement or other governmental authorities may be contacted.

### Residential Unit Door Locks & Access

All entry doors into each unit will be master-keyed to a master key which is retained by the Board of Directors. No owner or occupant shall alter any lock or install a new lock on any entry door into any unit so as to take it off the master key system. The Board is authorized to change locks that are not on master key system immediately upon notification to unit owner.

Owners shall be responsible for providing keys to friends, tenants, or guests occupying with direct authority. If a rental agency is involved, it shall be the agency's responsibility to distribute the key(s)

# **BLAZING SADDLES CENTER ASSOCIATION**

## **RULES AND REGULATIONS**

April 2, 2024

P a g e | 5

to the tenant. At no time is the Board of Directors responsible for providing access to any private condominium unit.

Enforcement: In addition, in addition to any fines levied for violations of this rule pursuant to the Association's Covenant Enforcement Policy, any costs incurred to put locks back on the master system will be the responsibility of the unit owner.

### **Garbage & Trash**

Garbage and trash shall be deposited into the large metal container provided by the condominium project. No garbage or trash shall be left in the hallways stairwells, on property or in the garbage dumpster area outside of the designated metal trash receptacle.

Enforcement: See the Association's Covenant Enforcement Policy.

### **Parking Rules**

Parking at Blazing Saddles Center is limited to customer and permit parking only. Customer parking is limited to ninety (90) minutes maximum.

All parking spots under awning between the restaurant and liquor store are commercial only parking. The parking spots in the back parking lot are residential parking only. The parking spots in the front lot are shared as small overflow for residential, but primarily commercial. Any vehicles parked in violation of the Association's parking rules may be towed in accordance with Colorado law.

All residential and commercial (including all employees) vehicles will be required to display authorized parking tag on their vehicles. These rules will be in effect on a year-round basis. It is the responsibility of the unit owner to provide the tag to any long term rental units (short-term rental tags are discussed below) and to pass the tag along to any new buyers if they sell the unit. Initial tags will be purchased by the Association. One tag will be provided per studio units, two tags for one bedroom units. Lost tags will be replaced at a cost of \$50.00 to the unit owner.

Commercial tags will be provided upon initial need based on employee base and registered as commercial. It is the responsibility of the commercial tenant to ensure that the tag is placed in the vehicle of any employees having authorization to park in the lot. The initial tags will be purchased by the Association. Lost tags will be replaced at a cost of \$50.00 to the commercial tenant.

Employees are allowed to utilize the parking pass only for those hours while they are working at Blazing Saddles Center. The Association will track parking numbers issued to each unit for both residential and commercial. In the event any replacement tag is provided, the previously registered tag shall be immediately canceled. In the event anyone claims to lose a tag in order to get an additional parking tag, a fine may be levied in accordance with the Association's Covenant Enforcement Policy.

Temporary parking tags are required for short term rentals and must be provided in accordance with the Association's rules. It will be the responsibility of the residential unit owner to ensure that a temporary parking tag is provided to their short-term renters before parking in the Blazing Saddles Center lots. Short term parking tags must have a valid arrival and departure date and must

# **BLAZING SADDLES CENTER ASSOCIATION**

## **RULES AND REGULATIONS**

April 2, 2024

P a g e | 6

be displayed on the rear view mirror. Vehicles that do not display a valid tag may be towed.

Each vehicle owner who wishes to park in a Blazing Saddles Center parking lot is solely responsible for any violations of these rules, including without limitation any towing or ticketing fees. Such fees are not the Association's responsibility. The Association's management company will NOT be responsible for providing parking passes to renters – neither short nor long term. This will be solely the responsibility of the property owner.

Oversized vehicles (anything taking more than a single parking space), RVs and trailers are not permitted as authorized vehicles. All unauthorized vehicles and trailers may be immediately towed at the vehicle owner's sole expense.

**Please see the Parking and Winter Parking Rules document for further requirements on parking.**

### **Common Area Usage**

Common sidewalks, driveways, entrances, or passageways shall not be obstructed or used for any other purpose other than ingress or egress. Personal property shall not be left in any common area of the complex. 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.

### **Common Area Modification**

No structural work of any kind shall be done upon the interior or exterior building walls or common elements by any unit owner or occupant. Exterior wiring for electrical, telephone, radio, air conditioning, or any other purpose shall not be installed except as may be expressly authorized by the Association's Board.

### **Satellite Dishes**

No satellite dish of any kind may be installed on the exterior of the Blazing Saddles building without the written consent of the Board prior to installation. Before giving consent, the Board, or its agent, will ensure that the installation is performed in the following manner:

1. The dish cannot be visible from the parking lot.
2. The dish cannot be fastened to the roof in any way that would jeopardize the warranty of the roof.
3. Acceptable methods are to hold the dish down with sand bags, strap the dish to a ventilation stack or fasten it to the top stairway structure.
4. The size of the dish itself cannot exceed 18 inches in diameter.
5. The actual installation must be scheduled with the Board or its agent. This is to control the access to the roof.
6. Note that in the event the flat roof is damaged in any way, including by permeating the roof's exterior surface, the unit owner shall be solely responsible for the cost of any water protection and repairs.
7. The coaxial cable that runs from the dish to the condo unit must not be visible from the parking lot. Acceptable ways to conceal the cable are by having it behind the wood paneling (this can only be done while the siding is being replaced), or by routing the wire from the roof into the utility closet at the end of the hallway that contains the coaxial cables leading to the individual units. Sand bags must be used to secure any

# **BLAZING SADDLES CENTER ASSOCIATION**

## **RULES AND REGULATIONS**

April 2, 2024

P a g e | 7

loose cable on the roof.

Enforcement: Any installation not approved by the Board will result in immediate removal of the dish at the unit owner's expense, and may result in a fine pursuant to the Association's Covenant Enforcement Policy, and a fine of \$500, plus any repairs to the building.

### **Long and Short-Term Rentals**

Unit owners will be responsible for any violations to rules and fines associated with violations for any owners, tenants, guests, or other occupants of the unit. The Board of Directors recommends that all owners execute an agreement with their guests, tenants or occupants that they will abide by the Association's Rules And Regulations.

### **Water Damage**

Any damage or expense which results from water flow (e.g. from tubs, showers or damaged pipes within the units) shall be the responsibility of the owner of the unit where the water originated. If the Association needs to get involved in disputes or if legal or collection activities are required, additional management and legal fees may be passed on to the unit owner of the unit where the water originated.

### **Bicycle Storage**

Hooks & eyelets are available in the trash structure on a first come first serve basis to all owners, tenants, and guests for storage of their bicycles. Use is at the complete risk of bicycle owner. Bikes may not be stored against the back fence or left in areas any common area that is not expressly identified as a bike storage area. Any other bikes that are not stored in spaces designated specifically for bikes may be removed by the Association.

### **Cameras and Surveillance**

The Blazing Saddles Association may have recording devices in the common areas, to include stairwells, hallways, parking lot and garbage dumpster. These recording devices may be used to levy fines to unit owners. Any tampering, destruction or damage to recording devices may be subject to a fine in accordance with the Association's Covenant Enforcement Policy plus cost of repair to the unit owner.

### **Enforcement**

Enforcement of any violations of the Association's Declaration and these Rules and Regulations shall be handled in accordance with the Association's Covenant Enforcement Policy.

The foregoing Rules and Regulations are subject to amendment by the Board Of Directors.

Last amended date: April 2, 2024