

Homeowners Association at Aspen Glen, Inc.

Rules and Regulations

1. **Country Club and Facilities:** Use of the Aspen Glen Club, the Club Facilities, the Club Activities and the Aspen Glen Golf Course, is strictly for members only or specific guests authorized by the Club. Tenants may not have access to or use of the Aspen Glen Club, the Club Facilities, the Club Activities or the Aspen Glen Golf Course without an appropriate Club membership or the prior written approval of the General Manager of the Aspen Glen Club.
2. **Traffic/Parking:** Tenant (s) must observe and conform to community rules as they relate to access, traffic signage, and posted speed limits. Every Tenant shall register at the front gate and obtain a temporary access permit upon first arriving at the property and prior to occupancy. *If the front gate does not have prior notice of the tenancy with a copy of the attached Rules and Regulations signed by the Owner and Tenant, access will be denied. The permit must be displayed in the front window of the vehicle at all times while the vehicle is on the property.* Tenants must park vehicles on the property being occupied and may not park on the street if there is space available in the garage or driveway. No vehicles may be parked on the street overnight except under special circumstances with the prior approval of the Community Manager. No more than two (2) vehicles are allowed to be parked in the driveway at any given time. Additional vehicles not belonging to the Owner may be parked in the driveway or the street during special occasions for the duration of such occasions with the prior approval of the Community Manager. No commercial vehicles of any kind shall be parked anywhere on the property by tenants. Vehicles parked anywhere on the property overnight without a valid access permit will have a warning sticker placed on the vehicle. If the vehicle remains illegally parked for more than 24 hours, it may be booted or towed at the expense of the vehicle's owner in addition to, and not in limitation of, any other rights and remedies the Association may have against the responsible Owner, Tenant, guest, or invitee.
3. **Recreational vehicles,** RV's, ATV's, Sprinter Vans, boats, motorcycles, trailers and the like are required to be parked inside the garage with the door closed at all times. The staff at the front gate can assist Tenant in finding a storage facility offsite, if requested.
4. **Pet Policy:** Aspen Glen has considerable wildlife habitat within its boundaries. It is vital that the wildlife not be disturbed. To protect the wildlife and respect the wishes of other residents, pets must be leashed and under complete control by its owner anytime the animal is off the Tenant's premises. (See Pet Policy on the website www.aspenglenhoa.com – Governance/Policies). Tenants are required to clean-up after their pets on common areas, the Golf Course, and on other homeowners' property. Fencing to contain pets is not allowed without Design Review Committee review and approval.
5. **Tidiness of Property:** Strict rules apply to all objects inside and outside the home that may be viewed from the street or neighboring households. Exterior lighting must be turned off before 10:00 PM. Lawns and driveways must be maintained in a tidy condition at all times; outdoor furniture must remain on the patio and, when not in use, lawn equipment, tools and children's toys must be placed in the garage with the door closed.
6. **Garage Doors Kept Closed:** Except when necessary for ingress and egress, garage doors must be kept closed at all times.
7. **Peaceful Community:** Residents in Aspen Glen expect that Tenants, their guests, and their invitees respect their right to privacy and quiet enjoyment of their homes and community. Therefore, loud noise, such as outside music and honking of horns, loud voices, noxious odors, hazardous or offensive activity, etc. are strictly prohibited, considered a nuisance, and will be dealt with accordingly.
8. **Fishing:** Fishing in the Roaring Fork River throughout Aspen Glen is strictly limited to Owners, Aspen Glen Club members, and their accompanied guests. **FISHING GUESTS MUST BE**

ACCOMPANIED BY AN OWNER OR CLUB MEMBER AT ALL TIMES WITOUT

EXCEPTION. To ensure that only authorized individuals are fishing the Roaring Fork River along the private Aspen Glen fisherman’s easement, all Aspen Glen Property Owners and Aspen Glen Club Members (and their immediate families), are required to obtain an identification badge. Badges are available at the Main Gate and should be worn on the outside of clothing to facilitate easy identification. Each Aspen Glen Property Owner or Aspen Glen Club Member is allowed to obtain up to two (2) guest badges per day. (See Fishing Policy on the website www.aspenglenhoa.com – Governance/Policies)

- 9. **Trash Pickup:** Trash cans *must* be put out after 7 a.m. on the morning of pickup (Tuesday) and put away by 7 p.m. that same day and must not be left out overnight. There are bears and other wildlife in the area and trash left out overnight is not only unsightly but dangerous to wildlife and residents.
- 10. **Damages:** Any and all damages caused by a Tenant, guest, or invitee, to Aspen Glen common areas, buildings, equipment, or the property of other Owners are the direct financial responsibility of the Owner/Lessor as well as the Tenant, guest, or invitee.
- 11. **Access Control:** Aspen Glen is a gated community with 24 hour controlled access and area patrols. If you have any questions regarding these policies please contact: **Front Gate: 970-963-1413.**

Failure of the Owner or Tenant to comply with these Rules and Regulations and other rules and regulations of the Association may result in revocation of access, fines and/or material default under, and termination of, the Lease. Please send completed form to: ag-hoa@aspenglenhoa.com

Acknowledged and accepted by: _____

Tenant	Date

Owner	Date