

REVISED 1/24/2005

**AMENDED Rules and Regulations  
Of  
Coachman Townhome Association, Inc.**

Amendment Date 2-13-05

The purpose of these Rules and Regulations is to ensure that association members, tenants, and their guests obtain maximum enjoyment from the common elements, to minimize inconveniences, to ensure the property is well maintained, to maintain architectural standards, to protect property values, to promote safety and to protect the Association from damages and liability.

Experience has shown it is impossible as well as undesirable to adopt Rules and Regulations that cover every conceivable contingency. Therefore, the Rules and Regulations adopted herein are considered minimal to good order and should not pose a hardship or inconvenience to members, tenants or guests.

Revisions of these Rules and Regulations may be made from time-to-time as experience dictates. Members who desire changes or additions are encouraged to submit them in writing to the board of directors at any time.

The following Rules and Regulations shall govern and control the use, occupancy and enjoyment of the Coachman Townhome common elements and the individual Coachman Townhome units; the aforesaid Rules and Regulations being for the mutual welfare and benefit of all unit owners of the Coachman Townhome Association, Inc. These Rules and Regulations furthermore apply to all persons from time to time occupying, residing and visiting within the Coachman Townhome Association, Inc., property.

**I. EMERGENCIES**

A telephone is located in the ground floor level main corridor of the clubhouse. Use the **911** emergency number. This phone is for **LOCAL CALLS ONLY**.

**II. General**

**PLAY AREAS**

All driveways within the Coachman town homes are for ingress and egress only and are not to be used as play areas for children. Parents are encouraged to teach their children to use the closed in areas of their yards, if fenced, and the park area behind the clubhouse. Bicycling, skateboarding and roller skating by children in the driveways is not allowed due to the extreme hazard they present to children from automobiles entering and exiting the garages.

### Handicap Ramps

A Unit owner may construct an access ramp if a resident or occupant of the unit has a medical necessity or disability that requires a ramp for egress and ingress under the following conditions:

1. The ramp must be as unobtrusive as possible, be designed to blend in aesthetically as practicable, and be reasonably sized to fit the intended use.
2. Plans for the ramp must be submitted in advance to the Board of Directors. The Board may make reasonable requests to modify the design to achieve architectural consistency with the surrounding structures and surfaces.
3. The unit owner must submit to the association a certification attesting to the medical necessity or disability of the resident or occupant of the town home requiring the access ramp.

### Flags

A Unit owner may display one portable removable United States flag or official flag of the State of Colorado in a respectable manner; and on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veteran's Day may display in a respectful manner portable, removable official flags which represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard.

Flags must be affixed to a bracket attached to the front wall of the town home to the side of the front door.

### Decorations

Holiday decorations may be displayed by Unit owners in a respectable manner during the holiday season celebrated providing they are removed at the conclusion of the respective season, normally within 10 days of the event.

### Clubhouse

The entire interior of the club house as been established as a "NON - SMOKING" facility. Signs have been posted accordingly.

Pets of any kind are not allowed inside the clubhouse

Guests (**regardless of age**) must be accompanied by the resident at all times when using any club house facility.

An adult ( 18 years of age or older) must accompany children under 14 in any of the wet areas at all times.

The pool, hot tub and steam room are designated as wet areas.

Food of any form is prohibited in all wet areas

Beverages must be contained in non-breakable containers in any of the wet areas. Glass is strictly prohibited.

A single registered club house key is issued to each unit owner upon moving in. A unit owner is strongly discouraged against loaning their club house key to any one. Duplication of the registered keys may only be accomplished by the maintenance manager. In the event an owner's key is lost and it becomes necessary to re-key the club house entry doors and provide a new key for each household in the complex, the re-keying cost will be paid to the association by the unit owner.

All types of electrical appliances, powered by 110 volts AC, are strictly prohibited in any of the wet areas.

Diapered infants are prohibited in all wet areas.

Bathing suits and wet clothing are strictly prohibited in the party room.

The party room is the only portion of the club house that can be reserved or rented for the private use of any unit owner or tenant.

Requests for exemption from any of these Rules and Regulations must be submitted in writing to the board of directors for consideration on an individual basis.

### **III Clubhouse Party Room.**

Use of the "party room" by residents will be by reservation only. A reservation calendar will be posted on the clubhouse bulletin board and maintained by the maintenance manager. Reservations will be made on "first come, first served" basis. Keys to the party room are issued to the maintenance manager and board members **only**. A party room key will be issued to the scheduled user following a joint facility inspection with the maintenance manager just prior to the scheduled event. Users may dial 597-8764 to coordinate this inspection and key transfer.

A User fee of \$25.00 has been established for the reserved use of the party room by a resident. A \$50 security deposit is also required at the same time. The security deposit will be returned following the post-use inspection of the entire clubhouse facility.

It is incumbent on the user to clean the kitchen, dishes and appliances, vacuum the carpet, place the furniture back in its original position, turn out the lights and insure the doors are locked. Post -use inspections are to be scheduled with the maintenance manager to ensure the entire facility is in its proper condition at the time of the key exchange. In case of any misuse or damage found, the cost of repair and/or replacement shall be incumbent on the user and paid to the association upon receipt of a statement of cost.

The user must prevent loud music and/or noise while using the party room due the close proximity of homes in the area. In the event a resident complains to the user about excess noise, the user must immediately remedy the noise problem or immediately terminate the party and dismiss the participants from the common elements. If the user fails to correct the problem, the complainant may call the police.

The board of directors may rent the party room to outside groups on a basis that does not conflict with scheduled reservations. The fee for such usage will be established on an ad-hoc basis. A minimum \$200.00 security deposit will be required to reserve the party room.

The party room may only be used from 8:00AM through 11:00PM on Sunday through Thursday and from 8:00AM through 12:00PM on Friday and Saturday.

#### **IV Swimming Pool and Deck Area.**

The swimming pool and deck area are for the casual use of residents and their guests.

The swimming pool and deck area cannot be reserved for parties or special events.

Showering is required prior to using the swimming pool.

Swimming suits are required at all times. Cutoffs, shorts and tee shirts are prohibited in the swimming pool.

Normal hours are from 6:00AM to 10:00PM, however due to some work schedules or special needs, unit residents (no guests) may use the swimming pool at hours other than those specified above, provided a written request has been made to the board of directors and written permission has been granted.

Solo use of the swimming pool is discouraged as there is no lifeguard on duty.  
The life saving hook, lanyard and life ring are for emergency use only.

#### **V. Hot Tub and Steam Room areas.**

Normal hours are from 6:00AM to 10:00PM, however due to some work schedules or special needs, Unit residents (no guests) may use the swimming Pool at hours other than those specified above, provided a written request has been made to the board of directors and written permission has been granted.

Persons are required to shower prior to using the hot tub.

Swimming suits are required. Cutoffs, shorts and t-shirts are prohibited.

Food, alcohol or smoking is not permitted.

Persons with abnormal heart conditions should consult their physician prior to using the facilities.

Users are advised not to use the hot tub by themselves as a safety precaution.

The hot tub and steam rooms cannot be reserved.

**VI. EXERCISE ROOM.**

Normal hours of use are from 6:00 AM to 10:00 PM.

Equipment in the room is available for use by all residents.

Children, under 14, using the facility must be supervised by an adult.

Beverages must be in non-breakable containers.

Resident owned equipment must be labeled.

Users are advised not to use the facility by themselves as a safety precaution.

**FOR THE COACHMAN TOWNHOMES ASSOCIATION**

Raymond Mayo, President Dated 2-13-05

D. Charlene Colvin, Secretary Dated 2-13-05