

BUTTES CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

Following are the rules and regulations approved by the Board of Directors of the Buttes Condominium Association which owners and guests are expected to observe during occupancy at the Buttes.

1. **Pets:** Guests, short term, and long-term renters are not allowed pets under any circumstances. Condominium owners are allowed pets. Owners must pick up after their pet when it goes outside. Many of the guests and children play on the side yards adjoining the project, and it is very unsanitary and unsightly when pet droppings are left on the ground or snow. Also, Mt. Crested Butte has "Leash Laws" which require that all pets be kept on a leash while on public property.
2. **Exterior Storage:** No bicycles, motor bikes, skis, kayaks, or other recreational equipment etc, are to be stored, repaired or serviced in the units', in halls, or unit decks. All such items must be stored in the unit storage closet, inside the unit, or off property.
3. **Noise:** Quiet time is between 10:00 P.M. and 8:00 A.M. each day. No loud noise, construction or disruptive activity will be allowed during this time.
4. **Hot Tub / Spa Deck:** Hot tub and deck area are available for use between the hours of Noon and 9:00 P.M. of each day during the winter and summer seasons. No children under 14 are allowed in the hot tub/sauna area without direct adult supervision. Observance of all posted hot tub rules is mandatory. The Hot Tub is closed during the off seasons. Those using the gas grill are reminded to turn off the propane and clean the grill surface when finished, and to replace the grill cover once the grill has cooled. Those using the market umbrella are reminded to re-secure the umbrella with the provided bungee cord before leaving.
5. **Deck Grills & Open Burning:** No Charcoal grills, smokers, or wood burning stoves of any type are permitted on any unit deck or porch. Charcoal grills are not permitted on any exterior association property.
6. **Parking:** Parking spaces are very limited and it is important that all guests and owners observe the parking rules and regulations.
 - A. All vehicles must have a valid parking tag, which will be issued by your rental agent upon check in. A parking tag must be hung on the rear view mirror of each vehicle. Each unit may park one (1) vehicle.
 - B. Observe all signs for restricted and /or prohibited parking areas.
 - C. Any vehicle parked on site without a "parking tag" hanging on the rear view mirror or parked in a restricted or prohibited area will be towed. If your vehicle is towed, you will be responsible for all towing charges.
 - D. No motor homes, buses, RV's or trailers are to be parked at any location on the property. Alternate arrangements for parking such vehicles must be made in advance of your stay.
7. **Trash & Garbage:** All unit trash must be deposited in the on-site Buttes dumpster. Trash, boxes, and other discarded items are not to be left on decks or in other common areas. No construction material, appliances, furniture, or other large refuse is allowed in the dumpster. Such items must be disposed of separately, and at the cost of the unit owner.
8. **Exterior Decks, Windows, Closets, Etc.:** Any alteration to a unit exterior (decks, windows, railings, etc.) must be approved in advance by the Buttes Board of Directors.
9. **Enforcement of Rules & Regulations:** The Board of Director's shall enforce these rules through the association's managing agent. Any non-compliance shall be corrected upon the receipt of notice. Any infraction not rectified within 24 hours shall be subject to a \$25/day fine, plus the costs associated with the management company's remedy.