

DER BERGHOF CONDO ASSOCIATION
(100 East Cooper Avenue, Aspen, Colorado)
RULES AND REGULATIONS (AMENDED JULY 11, 2023)

A-1 Parking spaces are for the use of occupants of the Der Berghof condominiums only. Any vehicle parked in violation of this rule may be removed at the owner's expense on ten (10) days' notice by e-mail, fax, letter, telephone, or posting.

Any vehicle parked on the premises of the condominium complex must be moved immediately as directed by the association or the manager, for snow removal or area upkeep and maintenance. Offending vehicles may be removed without further notice at owners' expense.

A-2 Trailers of any type are not vehicles and are not permitted on the premises.

A-3 No vehicle shall exceed the length of the parking space and/or protrude onto the sidewalk or into the street/right of way.

A-4 Vehicles are not permitted to include additional equipment that extends beyond the length of the vehicle and at the discretion of the Board vehicles may not include items that may be dangerous, hazardous or unsightly.

B Posting of any sign anywhere on the premises requires prior board approval. Any unapproved sign may be removed at the expense of the unit associated with the prohibited sign, or a fine for non-removal shall occur at the rate of \$50 per day against the unit associated with the sign, after five (5) days' notice by e-mail, fax, letter, telephone, or posting.

C Pets are limited to dogs, cats, and fish. Only owner-occupied units may have a dog. Owners are permitted a maximum of one dog and one cat or two cats. One "indoor" cat is permitted in rental units. An owner is responsible for cleaning up after pets and for the cost of all damage caused by pets. The owner is required to maintain control of pets and to ensure that the animals in no way represent a nuisance, a hindrance, a danger, or a disturbance to other building occupants.

Permission for owners to have pets is revocable if an animal proves to be a nuisance, a hindrance, a danger, or in any way a disturbance to other building occupants. Any complaint regarding kept animals must be in writing and addressed to the managing agent or to the president of the board if there is no managing agent, whereupon such written complaint will be presented to the owner (or the person having control of the animal) to cure. In the event that the managing agent receives a second written complaint regarding an animal, permission to keep the animal will be revoked, and the owner or person having control of the animal will have a maximum of thirty (30) days to remove the animal from the property, unless the animal poses an immediate danger, in which case the removal of the animal must be immediate.

Approval of an Emotional Support Animal, for tenants, is required by the Board.

D. Owners who short term rent their units are required to follow the City of Aspen permitting regulations. Permits must be submitted to Management. Owners who STR are required to have a

local property manager, per City of Aspen rules. Owners are responsible for the actions of all tenants, guests & occupants of their unit. Tenants/Renters/Guests/Occupants of units should be provided with a copy of the Rules prior to occupancy.