

## **UNIVERSITY TERRACE RULES AND REGULATIONS**

**The purpose of these rules and regulations is to identify both specific and general standards of behavior that, in the judgment of the Board of Directors, are in the interest of the majority of residents of University Terrace. Each of us, by choosing to live in a condominium community, has in effect accepted the fact that we must be considerate of our neighbors. In turn, we expect that they will show the same consideration to us. By complying with these rules and regulations, each of us will be both giving and receiving the thoughtful respect that must be the cornerstone of condominium living.**

### **COMMON ELEMENTS AND COURTESY**

- 1. Owners are responsible for enforcing occupancy requirements of their units as noted in the condominium declaration. A maximum two unrelated persons may reside in a 1 bedroom and 4 unrelated persons in a 2-bedroom or 3-bedroom residence. Residents in violation of these rules are subject to immediate eviction. All owners and tenants are required to provide a copy of the lease to the University Terrace Condominiums C/O FPM 2400 – 28 Street, Boulder, Co. 80303 within 10 days of the lease commencement date. If not fines will be enforced.**
  
- 2 Residents shall exercise reasonable care to avoid objectionable or loud noises or music at any time. If you notice excessive noise at any hour or are aware of damage to common property contact Colorado Security Company at 303-443-3701 or the Boulder Police Department at 303-441-4444 to verify the complaint. Please call management at 303-545-1787 to register the complaint for follow up. Once there has been an initial warning a fine of \$100 shall be levied against the unit Owner for any subsequent incident.  
A third incident shall be subject to a \$200.00 fine, any subsequent complaints will be subject to a \$500 fine. In connection with any incident or complaint, the Association reserves the right to summon the police and require an identification check of individuals at the premises.**
  
- 3. Decks are “limited common elements” and they are subject to these rules and regulations. They must be neat in appearance. Trash tarps, interior furniture, appliances and kegs may not be stored on the decks. Bikes and other recreational equipment may be kept on decks provided they are not visible above the line of the deck railing unless hanging neatly from the wall or ceiling and for example bikes are not allowed to be draped over railings or single wheel Decks shall not be used for hanging garments or other articles.**

4. **Common elements, ie., under stairs, hallways, parking spaces and in front of units, may not be used for storage [this includes bicycles]. All hallways must be kept clear per City Fire Regulations. Any trash left in hallways will be hauled away and resident will be assessed a \$25 fee. After the first notice and on each re-occurrence any object stored in a common area will be confiscated and either taken to the dumpster or require a retrieval fee of \$50. If not reclaimed within 30 days items will be disposed of.**
5. **Interior structural modifications and any exterior modification to units of buildings are not allowed without prior written consent of the Association Board. Before any such work is done a written proposal to management is required.**
6. **Solicitors are not allowed and they may be considered to be trespassing. If a solicitor comes to your door, please call Boulder City Police and make a complaint. “No soliciation” signs have been posted prominently on the premises.**
7. **Condominiums are for residential use only. Businesses or professionals that manufacture products, use hazardous chemicals, engage in deliveries or pickups, or result in customer foot traffic may not be operated from a condominium unit.**
8. **Charcoal barbecue grills are not permitted on decks or patios at University Terrace. Gas grills are permitted. Electric barbecues are preferred. Per environmental regulations, barbequing is not allowed during high pollution days. As a courtesy to your neighbors, you should avoid these activities on high wind days as well.**

#### **VEHICLES AND PARKING**

1. **Please use extreme caution while driving on the University Terrace garage and garage ramp do not drive in a careless or reckless manner. Any report of careless driving will be reported to the Police.**
2. **No parking is permitted on lawns or in front of fire hydrants, fire lanes, garage doors, trash containers, blocking other vehicles, or where “ no parking” notices are posted. In these cases Boulder Valley Towing will be called at 303-444-4808 at the resident’s expense and without giving notice to the vehicles owner will tow violators.**

3. **Vehicles shall be parked within designated parking spaces or legally on city streets, or be subject to towing.**
4. **Removable car top carriers are not permitted in garages if height exceeds 6'5" clearance by these carriers. The owner of the vehicle is responsible for any damage done to the garage. The owner of the unit who owns the parking space will be assessed with the cost of the garage door repair.**
5. **The City of Boulder limits parking on city streets to a period of 48 hours. Vehicles in violation will be reported to the City Police. Vehicles cannot be stored on University Terrace property. Vehicles that are not used on a regular basis will be tagged and towed within 48 hours at resident's expense.**
6. **Commercial vehicles and vehicles larger than ¾-ton pickup trucks are not allowed on University Terrace property, except for the express purpose of moving household goods, trash or providing maintenance. No parking of oversized vehicles, stored vehicles, trailers, boats or campers of any kind is not allowed on or at University Terrace property.**
7. **Vehicle maintenance is not permitted on University Terrace property. Vehicle maintenance using jacks, jack stands or blocks is not permitted except for the purpose of changing flat tires. Any damage to the asphalt or common area will be assessed to the Condominium owner.**
8. **Because of environmental regulations and continuing damage to the Association's common property, you may not change any oil or other fluids in your vehicles on University Terrace property. No disposal of oil, motor vehicle fluids, or other hazardous waste in trash containers or on University Terrace property is permitted.**
9. **Bicycles may be stored only in designated bicycle racks, in front of assigned parking spaces, or in residences. Motorcycles may only be parked in front of assigned parking spaces or in designated parking areas.**
10. **Skate boarding is not allowed on University Terrace property.**

**PETS**

**Dogs are not allowed at University Terrace. The only exception is for residents who require a seeing-eye dog or similar canine assistance. Residents shall be fined for each violation relating to dogs at University Terrace after the 1<sup>st</sup> notice. The second notice will be a \$100 fine the 3<sup>rd</sup> notice a \$200 fine and each notice thereafter will be a \$500 fine.**

**University Terrace HOA Manager: Dave Martindale 303-545-1787  
Fax 303-545-1769 [E mail goldrun1@msn.com]**