

## French Henry Condominium Association Rules & Regulations

1. **All common sidewalks, driveways, entrances, etc. shall not be obstructed** or used by any unit owner, guest or tenant for any purpose other than ingress and regress to units.
2. **Except as to areas termed limited common elements, no articles shall be placed on or in any of the general common elements** except for those articles of personal property which are common property of all of the unit owners.
3. **No vehicle** belonging to or under the control of a unit owner, family member tenant, lessee or employee shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from a unit. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed.
4. **No work of any** kind shall be done on the exterior building walls or upon the general or limited common elements by any unit owner without consent from the Association Board of Directors.
5. **Owners and occupants shall exercise reasonable care** to avoid making or permitting any loud, disturbing or objectionable noises, and in using, playing or permitting to be used or played musical instruments, radios, phonographs, TV'S, amplifiers and any other instruments or devices in such manner as they ,ay disturb or tend to disturb owners or occupants of other units.
6. **Disposition of garage and trash** shall be only by the use of garbage disposal units or by use of common trash and garbage facilities.
7. **No animals**, birds, reptiles or insects(hereinafter for brevity termed "animal")shall be kept, maintained or harbored in the project except for household pets, unless permitted in writing be the managing agent, or, if there is no managing agent, by the Association Board of Directors. Where such written permission is granted, such permission is revocable if the animal becomes obnoxious, in which event owner or person having control of the animal shall be given a written notice to correct the problem, or if not corrected, the owner, upon written notice, will be required to dispose of the animal. The written notice provided for herein shall be issued by the managing agent, or if there is no managing agent, then by one or more of the Board of Directors.
8. **Household pets are allowed at the discretion of each unit owner** and/or their assigns; however, pets are not allowed to be housed on any common or limited areas, which includes, but is not limited to front and back deck areas. No exceptions will be allowed without written Board approval. Further, any owner having pets on the premises is on notice that they are solely liable for any injury or damage which may be caused to person or property from any such pet. Pet owners are also reminded that the Village of Angel Fire has enacted a leash law.
9. **Any damage to the general common elements** or common personal property caused by the owner, guest, tenant or children of the same shall be repaired at the unit owner's expense.
10. **The managing agent, or if there is no managing agent the Board of Directors, shall retain a passkey to each unit.** No owner shall alter any lock or install a new lock on any door leading into the unit without providing a passkey for the managing agent of board's use.
11. **BBQ Grills are restricted** from use or storage in/on any wooden deck elements of the property. BBQ grills may be used in driveway, grassy areas and concrete areas of the property. Restriction of use and storage on any wooden deck areas result in significant savings insurance premiums. Grills noticed on wooden deck areas are subject to prompt removal by the management company.
12. **Indemnity and Hold Harmless agreements** for the Association must be signed by any owner with household pets, and from owners who have propane heaters installed in their unit.
13. **Firewood is not provided by the Association.** Unit owners, guests or tenants must make own arrangements for firewood. Storage of firewood must not obstruct any common sidewalks, driveways, entrances or other common areas.

The foregoing Rules and Regulations are subject to amendment and to the promulgation of future regulations.

The Board of Directors | French Henry Condominium Association | November 15, 1996