

MARKET STREET LOFTS

RULES AND REGULATIONS

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Market Street Lofts Owners Association Move In/Move Out Procedures

Market Street Lofts Owners Association Moving Form

Amendment to Rules and Regulations 1 Adopted 9/10/2009

Amendment to Rules and Regulations 2 Adopted 5/20/2011
Effective Date 7/15/2011

Amendment to Rules and Regulations 3: Adopted 2/ 25/ 2021

NOTE: Effective May 20, 2011, the Board of Directors have initiated a new Rule PROHIBITING GUESTS AND TENANTS OF OWNERS FROM HAVING DOGS ON THE MSL PREMISES and is outlined in Amendment 2, attached to these Rules and incorporated herein.

MARKET STREET LOFTS

RULES AND REGULATIONS

The definitions contained in the Condominium Declarations, Conditions and Restrictions and By-Laws for the Market Street Lofts are incorporated herein as part of these Rules and Regulations.

Each Loft Owner or Tenant in the Market Street Lofts shall abide by the provisions of the condominium Declarations, Conditions and Restrictions and the Bylaws of Market Street Lofts. Loft owners are responsible for tenants and guests' actions.

These Rules and Regulations have been established by the Market Street Lofts Board of Directors. The Board of Directors has the right to establish rules and regulations, which are subject to change from time to time.

Neither the Board nor the Homeowners Association are responsible for loss, theft, injury or accident to any persons or their property, while using the facilities or common areas as defined in the Definitions and Bylaws.

The Fines established for any infraction of these Rules and Regulations will be as follows:

1 st Offense	Written warning
2nd Offense	\$150 fine
3rd Offense	\$250 fine
4th Offense	\$500 fine
5th Offense	Legal Action

A. Balconies/Decks

1. No use of charcoal grill/barbeque on decks at any time. The only grills permitted would be one (1) small gas grill per balcony.

2. Balconies/decks cannot be used for storage of any material that can be seen from the exterior of building. Balconies are not to be used for storage: i.e. sports equipment, tires, etc. Presentable deck furniture, (no umbrellas) is allowed. Nothing can be attached to walls or deck floor.
3. Balconies/decks shall not be used as an animal kennel, i.e. pets kept unattended.

B. Bicycles

1. Bicycles may be stored in only the following areas: the bicycle racks, within individual units, in individual storage units, or in front of owner's car within its designated parking space.
2. Bicycles are stored at Owners risk and should be locked.

C. Common Areas/Elements

Common areas and elements are defined in the Declarations and By-Laws. These documents clearly outline which part of the property is held in common and which part is held individually. The management, repair, maintenance and improvement of all common areas are the responsibility of the Condominium Association. All repairs required or performed within the Loft units are the Loft Owners sole expense, except when specifically set out in the Declaration or by the Board as an item to be maintained at the Association's expense.

The Association reserves the right to inspect Lofts for any changes in equipment affecting the common elements including, but not limited to vents, plumbing, wiring, door checks, or any conditions not conforming to applicable laws and ordinances. Authorized representatives (the building engineer, repairmen, etc.) shall be entitled to reasonable access to the individual Loft units as may be required in connection with maintenance, repairs or replacement of or to the common elements or the limited common elements. There will 24 hours' notice given to the Loft owner, except in cases of emergency.

Common areas, as defined in the Declaration and By-Laws for the use of all Residents of Market Street Lofts will have the following restrictions:

1. Smoking is prohibited in all common areas, which includes but not limited to the garage, decks/balconies, courtyard, stairways, landings, hallways, lobby, gym, and bathroom.
2. Residents shall not tamper with the fire hoses, smoke detectors, emergency lighting systems or other life-safety equipment in common areas.
3. Children or pets are not permitted to play in common areas without adult supervision.
4. Residents shall not attach any fixtures to common areas including, but not limited to, satellite dishes, wires or antennas, signage or placards of any kind. Signage can only be posted by the Board or Management Company.
5. Residents may put seasonal decorations on their door, as long as it is tasteful. Board of Directors has the right to object.
6. Residents may place a doormat at the foot of their Loft entrance door. But no other objects are to be stored in hallway, i.e.: shoes, boots, umbrellas, empty boxes, or garbage bags.
7. Any damage to the general Common Elements or Common Personal Property caused by a Loft owner, Tenant or Guest or pets of same shall be repaired at the expense of the offending Loft Owner.

D. Condominium/Residential Uses

1. No Loft owner, resident, tenant or guest shall make or permit noise that disturbs or annoys the occupants of any other residence or do or permit anything to be done which will interfere with the rights, comfort or convenience of the other residents. This shall include, but not be limited to stomping, running, jumping on wooden floors, or dragging furniture across floors which is very disturbing to downstairs' neighbors, and slamming of doors which disturbs neighbors to the side.
2. Residents and their guests shall not permit parties or social gatherings to take place in, or guests to congregate in, any part of the Common Area, other than the Courtyard (BBQ and/or fireplace) Area. See Courtyard.
3. Quiet hours are generally from 10 pm to 7 am are presumed to refer to all areas of Market Street Lofts. Loft Owners, residents and their guests

should exercise due consideration of the community and their neighbors in particular when engaging in loud activities.

E. Courtyard

1. Loft Owners, residents and their guests must take great care while using the fireplace and/or barbeque in the Courtyard. Owners and tenants are responsible for cleaning grill after each use. Please use care in cleaning up any waste or debris created. No trash is to be left in the Courtyard area. The HOA is in no way responsible for any mishaps from the use of the grill or fireplace.
2. Only Loft Owners, residents and guests of owners/tenant's present are allowed in courtyard.
3. Radios, tape decks and the like should not be operated at loud volumes.

F. Elevator

1. In the event of an elevator malfunction, please contact the property manager immediately. If any other person is trapped in the elevator call the 24-hour emergency number. The elevator is equipped with an emergency phone or call button. Rules regarding the elevator: Signs shall not be posted in elevator except by Property Management or Board of Directors.
Use of elevator for delivery of furniture, major appliances, construction material and other items that require protection of elevator walls must be scheduled in advance with Property Manager. (See Moving)

G. Employees of the Association

1. Employees of the Association carry out day to day operations and maintenance of the building under the supervision of the Property Manager. Association needs are the first priority. Only the

Management Office or the President of the Board of Directors can give verbal instructions or work orders to any building employee.

2. No employees of Property Manager are to work in any Loft unit (except under the direction of Property Manager or Board) because the Association Insurance does not cover anyone for accident or injury.

H. Exercise Room/Gym

1. Hours of Gym shall be 6 am - 10 pm M-F
7am - 12 am Sat and Sun
2. Please keep noise to a minimum
3. Standard fitness club courtesy applies, i.e. please wipe down equipment when finished, radios, tape or compact discs players or other electronic equipment (except televisions) may be used in the gym only with Head or earphones, and please do not Drop weights on floor as it disturbs neighbors.
4. Residents and owners are the exclusive persons allowed in the gym, however, no one under 14 years of age is allowed in the gym without adult supervision.
5. No glass of any kind is allowed.
6. No trash or debris should be left in the gym.

I. Fire Safety

1. No use of charcoal grills is permitted on any of the balconies or decks.
2. Under no circumstances shall any person attempt to remove, dismantle, disconnect or otherwise disable smoke detectors, emergency lighting systems, fire sprinkler systems, fire extinguishers, fire hoses, or other life-safety equipment in common areas or within their Loft.
3. No person shall use any common are fire extinguisher or fire hoses except in emergency situations.
4. Residents shall not tamper with smoke detectors within their Loft. If one of these detectors' malfunctions, the Loft Owner must immediately call the Management Company and arrange to have it replaced/repaired at the Owners expense.

5. Loft doors should not be propped open and left unattended. This poses a threat to the fire resistance rating of the corridors and allows smoke and flames to reach the corridor or Loft unimpeded.
6. All electrical wiring in Lofts must conform to all applicable electrical codes. Electrical outlets must not be overloaded.
7. Except for reasonable quantities of ordinary household products, no hazardous materials may be stored in a Loft, storage unit or parking space. The following substance/materials may not be stored or used in the building at any time: flammable liquids, explosive, corrosive, biohazards, poisonous, noxious or radioactive materials or any other substance/material that may compromise the safety of the building or any of its occupants, users or their possessions. No firearms or ammunition may be stored in a Loft unless the resident has an appropriate firearm permit or is a commissioned Law Enforcement officer.
8. Any person tampering with or attempting to remove any Common Area fire safety equipment will immediately be fined \$1,000.00. Any insurance increases or fines levied against the Association by Governmental Authorities will also be billed to the offender. Additionally, if anyone is injured or property damaged as a result of such tampering, the offender may be subject to severe civil or criminal penalties.
9. Any owner, tenant or their guest causing the sound of a false alarm through violation of any rule will immediately be fined \$250.00. Any insurance increases or fines levied against the Association by Governmental Authorities will also be billed to the offender. Additionally, if anyone is injured or property damaged as a result of such incident, the offender may be subject to severe civil and criminal penalties.

J. Garage/Parking Space

1. Loft Owners and Parking Space Owners: Spaces must be used solely for parking licensed operational automobiles and motorcycles owned and used by Owners and tenants. An Owner of a Parking Condominium must be an Owner of a Residential Unit. Also Parking Condominium Owners are prohibited from selling, assigning, transferring, leasing, subleasing or

otherwise granting parking privileges to third parties, who are not owners or tenants of Owners, occupying a Residential Condominium Unit.

2. The Board of Directors would like to grant latitude to those who are housing grocery carriages (NOT grocery store carts) or strollers in their parking spaces. However, Owners and Tenants shall not store car parts, or other accessories in their spaces.
3. Each parking space shall house one (1) motorized vehicle. The vehicle shall be parked entirely within the designated parking space.
4. Except as provided in subsection (1,2, and 3) no boats, trailers, buses, motor homes, campers, or snowmobiles may be stored or parked anywhere within the Condominium Property and no vehicles of any kind shall be maintained, repaired, repainted, serviced or rebuilt anywhere within the Condominium Property.
5. Notwithstanding the foregoing, vehicles may be temporarily parked within the Condominium Project for loading, delivery, or emergency purposes, but only for the time required to accomplish such purpose,
6. If the Board shall determine that a vehicle is in violation of the provisions above, written notice will be delivered to owner or conspicuously placed on vehicle and if offending vehicle is not removed within 48 hours thereafter, the Board will have the right to remove vehicle and store at the expense of the Owner, all without liability on the part of the Board.
7. The Board has determined that an exception to subsection (3) will be allowed. Items that will now be allowed include storage of seasonal tires provide that the tires are neatly stacked within the parking space and that storage of the tires does not prevent parked vehicles from remaining entirely within the designated parking space (1-set of tires only allowed). Parking of one (1) compact car and one (1) motorcycle will be allowed or two (2) motorcycles in one space. Discretion will be granted if the subject vehicles fit in the space, i.e. the tandem parking spaces. The Board will also accept, on a case-by-case basis, recreational dirt bikes to be parked within a parking space, as long as all vehicles are totally contained in the space.

K. Insurance Liability

1. The Association carries insurance covering the building structure and liability in the Common Areas. To obtain a copy of the Association's insurance, please contact the HOA.
2. No resident, owner, or renter shall permit, or fail to prevent any act that could result in the suspension or revocation of the Association insurance.
3. All Loft owners are responsible for providing insurance for their Lofts and contents, in accordance with the Declaration. Loft Owners are responsible for any damage to any other unit, Common Area or Limited Common Area Element that arises as a result of the use of their Loft.
4. At all times, Residents are responsible for their own personal property both in their respective Loft and in any common area. Residents are advised to obtain their own personal property insurance.

L. Locks and Keys

1. Upon request the Management Company may request a key for emergency situations. No owner shall alter or change a lock leading into any unit or storage unit, without providing duplicates to HOA and Management Company.

M. Mailboxes

1. An individual mailbox will be provided for each home in the community. Mailboxes are located at the community mail center in front of the front door of the building. Keys to the loft mailboxes will be provided by the Basalt Post Office. Owners will have to fill out paperwork at the post office and will then be issued a key to the mailbox on site.

N. Moving Out/In

1. Please refer to the MARKET STREET LOFTS OWNERS ASSOCIATION MOVE IN/MOVE OUT PROCEDURES form which is made a part hereof by this r e f e r e n c e .
2. Elevator use will not be granted for a move until all current and outstanding assessments pertaining to their Loft are paid in full.
3. Entrance doors cannot be left open and unattended.

4. Moving vans and trucks cannot be parked to limit entrance to driveway or parking spaces.
5. If dollies are used, they must have rubber wheels to prevent any damage in floors and stairs. Grocery store carts are not to be used on the property at ANY TIME.

0. Owner Information

1. In addition to any Owner Information required in other sections of the Rules and Regulations, each Owner shall provide the Association with a current address, and daytime and evening phone number and E-Mail address. See MARKET STREET LOFT OWNERS ASSOCIATION/ MOVING FORM.
2. All Loft Owners with tenants must fill out a tenants form for the Property Managers to keep on file.

P. Parking Information

1. **All** owned vehicles parked in the garage are to be registered with the HOA.
2. All vehicles parked in the garage must have current tags and be in working order.
3. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed.
4. No vehicle shall be parked as to impede entrance or exit from the the parking garage. Vehicles shall be parked within designated parking areas only.
5. No vehicle belonging to or under the control of a Unit Owner or member of the family or guest or tenant or employee of a unit owner shall use assigned/ designated parking areas other than that assigned to their unit.
6. No car, truck, motorcycle, or any other motor vehicle shall be repaired anywhere on the property.
7. Failure to adhere to the above restrictions will result in the removal of the offending vehicle by an authorized towing company at the full and complete financial responsibility of the owner.

Q. Pets

1. Pet Owners must register their pets with management within 30 days of moving into a Loft or acquiring new pets. Any Owner that does not register a pet within 30 days will be assessed a \$200 fine.
2. Residents may house no more than 2 cats or 2 dogs or 1 cat and 1 dog.
3. No unattended pets are to be left on balconies/decks.
4. No pets shall be left in any common areas.
5. No pets shall be kept for breeding or commercial purposes.
6. Any person walking their pet must remove all pet defecation from Association property. Any cost of additional cleanup will be charged to owner.
7. Pet Owners will be fully responsible for any noise disturbance, property damage or personal injury caused by their pets.
8. If a Pet Owner or his agent violates repetitively or allows pet to repetitively violate these rules, then the Loft owner (or tenant) may be fined appropriately.

R. Sale of Unit

1. Loft Owners must notify HOA and Management Company about a pending sale within seven (7) days of closing of pending sale. All assessments **will** then be settled with Title Company and Management Company at time of sale.
2. The Owner is responsible for delivering to purchaser copies of the Declaration, By-Laws and Rules and Regulations of MSL.

S. Security

1. Entrance doors, storage doors and entrance doors shall never be left unlocked or propped open. If a resident notice an entrance door or gate, unlocked, he/she should immediately close and lock the door and notify the Property Manager.
2. Loft entrances shall not be propped open.
3. No solicitation is allowed in building by any persons.
4. No Owner shall give out the door code but rather meet people that need to gain entrance at the door.

T. Storage Lockers

1. Storage of items outside of the storage locker is not allowed.
2. No flammable liquids may be stored in storage lockers.
3. The Association is not responsible for the damage or loss of any item kept in a storage locker.
4. After accessing storage locker, Owner shall make sure lights are turned off.

U. Windows

1. Loft Owners are prohibited from replacing windows. If a window is damaged, the Owner is to call the Management Company regarding ordering a new window and they will be advised.
2. All window coverings must be tasteful, no torn shades/blinds blankets, sheets, etc.
3. Poster, banners, advertisements, and signs shall not be displayed in Loft windows.
4. No items may be placed or stored on exterior window ledges or sills at any time.

THESE RULES AND REGULATIONS ARE INTENDED TO
ENHANCE THE QUALITY OF LIFE FOR ALL OWNERS, TENANTS
AND GUEST AT THE BUILDING.

MARKET STREET LOFTS HOMEOWNERS BOARD OF DIRECTORS/ 2021

Derek Skalko- President- February 22, 2021

Caroline Christensen- Treasurer- February 22, 2021

Robert Scott- Secretary - February 22, 2021

David Garrison- Director- February 22, 2021

Doug Goldfluss- Director- February 22, 2021

AMENDMENT TO RULES AND REGULATIONS/ MARKET ST LOFTS

These amendments are to become a part of the Rules and Regulations adopted by the Board of Directors MSL, on 2/22/2021 and upon approval become incorporated therein.

C. Common Areas/Elements

8. The courtyard and stairwells are to be treated as interior common spaces of the building. Thus, there shall be no littering, spitting, discharging of any materials/ liquids either from owners, guests, tenants or pets in ANY common areas.

E. Courtyard

4. Owners or residents using the Grill must turn off gas after use.

5. Use of cell phones in common areas and on courtyard must be limited and not be a nuisance to any owners.

V. Trash Room

1. No trash, whatsoever, is to be left outside the locked trash door.

2. Only bagged, secured trash that is soft and compactable is allowed in the trash chutes, no electronics, furniture, flammable liquids, etc. A list is posted at each trash chute and the door to the trash room. Owner will be responsible for any damage done to the Trash System as a result of their violation of this rule.

AMENDMENT 2 TO RULES AND REGULATIONS/ MARKET ST LOFTS

These amendments are to become a part of the Rules and Regulations adopted by the Board of Directors MSL, on 5/20/2011 and upon approval become incorporated therein.

Q. Pets

9. It has been unanimously passed by the Board of Directors on May 20, 2011, to immediately
· prohibit tenants and guests of Owners from having dogs on the MSL premises. If dogs are discovered in any unit, the Owner of said unit will immediately accrue \$25.00/day fine until dog is removed.

Voting For: Caroline Christensen, Derek Skalka and Emily Von Holten

Signed: And Approved May 20, 2011:

Derek Skalko-5/20/2011- Derek Skalko

President -Market
Street Lofts HOA

Caroline Christensen 5/20/2011- Caroline Christensen

Treasurer- Market
Street Lofts HOA

Emily Von Holton 5/20/2011- Emily Von Holton

Director- Market
Street Lofts HOA