

Rules and Regulations  
of the  
Mountain River Manor Condominium Association 3/20/15

1. No dogs or cats shall be allowed on or in the premises at any time. The By-Laws of the Mountain River Manor Condominium Association provide for a \$10.00 per day fine to the owner of any unit who allows an animal on the property or in a unit. This provision includes those actions by guests, tenants and tenant's guests as well as the owners.
2. Parking on the premises shall be permitted only in the parking area for occupants of the project on a reserved basis. Parking spaces are chosen by lottery each year, and rotate on about May 1st of each year.

No vehicle shall be parked in such manner as to impede or prevent ready access to any driveway or exit from the building. Bicycles are to be kept in the racks at the east ends of the building. There is not a motorcycle parking area on the property.
3. The hallways, decks & rec room shall be kept free of all items of every nature including, but not limited to, bicycles (except as arranged for winter storage), barbecue grills, furniture, clothing, trash or storage. No laundry shall be draped over the railings nor hung in the hallways.
4. The exterior of all interior window coverings presently in place shall not be replaced without the permission of the Board of Directors of the Association, it being the intent of this paragraph that the building have a uniform appearance in respect to the window treatment of all the units' windows. No work of any kind shall be done upon the exterior building walls or upon the general or limited common elements by any unit owner. Such work is the responsibility of the Association.
5. No owner, resident or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antennae, machines or air conditioning units be installed on the exterior of the project, or that protrude through the walls or the roof of the condominium improvements.
6. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb owners, tenants or occupants of other units.
7. The decks and patios shall be used only for general lounging and picnic purposes and shall not be used for hanging garments or other articles or for cleaning or storage of rugs, household articles or other items. There shall be no barbecuing on the decks and all barbecuing shall be limited to the rear patio of the basement level.
8. Each owner shall be responsible for leaving the laundry and common areas clean after their use of the same.
9. Any damage to the general common elements or common personal property caused by a unit owner, a member of his family, or their personal guests shall be repaired at the expense of that unit owner.
10. Quiet hours for the project (individual units and rec room) shall extend from 10:00 pm - 8:00 am Sunday through Thursday, and from 11:30 pm - 10:00 am Friday & Saturday.

11. Any resident may submit a complaint to the Board of Directors in reference to any violation of the above Rules. Such complaints must be submitted in writing within seven (7) days of the incident and must state the time, date and nature of the complaint. The Board will immediately send a copy of any complaint to the accused resident.

12. Smoking is only allowed in the area is in the direct vicinity of the trash shed on the south west corner of the property Mountain River Manor Property. Smoking is prohibited in the common basement, stairs, walkways, parking area or any common area other than the area near the trash shed. Violations may incur a warnings and/or a monetary fines as determined by the board of directors and may extend to the request to evict tenants who disregard the rule.

13. **Plumbing.** The size of the pipes in the building are smaller than current code would allow. They cannot handle large amounts of waste from the kitchen garbage disposal or inappropriate items being introduced to the plumbing. The garbage disposal is for food scraps, not large quantities of anything but particularly fibrous materials like fruit or vegetable peels, bones, skins, paper, fat scraps. Always runs small batches of waste with plenty of water. No oils or fats in any drain. Always run plenty of water with the disposal. Occasionally, maybe monthly, run the disposal with very hot water and a squirt of dish washing liquid and let it rinse out thoroughly.

Make sure there is a hair guard in the tub and use caution with vanity sinks. Only toilet paper (not Kleenex) and human waste in the toilets. No feminine hygiene products or wipes. Please use multiple flushes as necessary.

Residents will be held responsible for inappropriate items that cause a plumbing back up.

**Please never use drain cleaning acid (products like Draino) in any building plumbing.** These products are dangerous, smelly, not very effective and damage the pipes. If you have a clogged plumbing fixture please have it cleaned by a plumber or drain specialist by mechanical means.

Upon receipt of two such complaints against a resident, the Board may levy a fine, at its discretion, against the owner of that unit in an amount not to exceed \$200.00.

Please contact Ute City Properties, Inc. at 925-4583 if you have problems at Mountain River Manor.