

ASPENS SECOND FILING RULES

SECTION 1. Compliance with CC&R's.

1. Compliance with the recorded Declaration of Covenants, Conditions and Restrictions for the Aspens Second Filing (CC&R's) is required both under the Declaration itself and under these rules and regulations.
2. The penalties and/or fines deemed necessary to enforce the CC&R's shall be the fines or penalties as reasonably determined by the Aspen Homeowners Association Board of Directors. **Article IV, § 4(j) "Duties and Obligation of the Association"**
3. These rules have force and effect within the Aspens Second Filing.
4. All renters, regardless of the term of their lease, are subject to the CC&R's, these rules, and the rules of the relevant, individual condo associations. **[Article IV, § 6 (b)]** Owners are responsible financially and otherwise for violations of these Rules by their guests or renters.
5. All contractors performing work within the Aspens Second Filing are subject to relevant rules set forth herein. **[Article II, § 3(a)]**

SECTION 2 Vehicles and Roads. [Article IV, §§ 6(a)(1) & (2), 6(c)]

1. The maximum speed limit on all roads is 15 mph except in areas expressly designated for parking where the maximum speed limit is 5 mph. **[Article IV, § 6 (c)(2)]**
2. Snowmobiles may not be used on the roads or in the common areas. **[Article IV, § 6(c)(4)]**
3. Only licensed motorcycles and ATV's may be operated on the roads and in the areas expressly designated for parking. They shall not be used for recreational purposes. **[Article IV, § 6(c)(4)]**
4. a. Overnight parking of vehicles is restricted specifically to areas expressly designated for parking. **[Article IV, §§ 6(a)(1) & (2), 6(c)(1)]**
 - b. No vehicle over 25 feet in length may be parked for more than overnight in an area expressly designated for parking, except vehicles belonging to contractors who have coordinated parking of such vehicles with Aspen Management, Inc. (AMI). Persons hosting events or hiring contractors must ensure that their guests

or contractors park their vehicles in on, or just off the roads in a manner that does not obstruct traffic or create a hazard to other vehicles, bicyclists or pedestrians. **[Article IV, §§ 6(a)(1) & (2), 6(c)(1)]**

- c. Regardless of length, no boat, trailer, motorized home, bus, or vehicle of a like and similar nature may be parked for more than overnight in any common area expressly designated for parking. **[Article IV, § 6(a)(1) & (c)(1)]**
- d. Violations of any part of this subsection may result in the vehicle being ticketed, booted, or towed via AMI. **[Article IV, § 6(c)(1)]**
5. No trailer of any kind, truck camper, or boat shall be parked for more than overnight or otherwise placed on a homeowner's lot if such is visible from any neighboring property. **[Article II, § 2(j)]**
6. Vehicles parked in the common areas expressly designated for parking must be moved every 7 days and after every snow fall. Owners, or renters, who will be absent for more than seven days, or any period of time during the winter, must coordinate with AMI to ensure that their vehicles can be moved. Violations of this subsection may result in the vehicle being ticketed, booted, or towed. **[Article IV, §§ 6 (a)(1) & (c)(1)]**
7. No person may ski, skate or sled on any road in the Aspens Second Filing. **[Article IV, § 6(a)2]**
8. Vehicles parked in common areas must have current registration. Violations of this subsection may result in the vehicle being ticketed, booted, or towed. **[Article IV §§ 6 (a)(1), 6 (c)(1)]**
9. A determination by the Aspens Homeowners Association Board of Directors that an offense has been committed under any of the Rules and Regulations set forth in this section shall result in the following fines:
 - Written Warning -- Occurrence of first offense
 - \$50 fine -- Second occurrence of the same offense.
 - \$100 fine -- Each additional occurrence of the same offense.
10. Notwithstanding subsections 9 and 10 above, any and all violations occurring under Section 2 involving a vehicle of any type may result in the vehicle being ticketed, booted, or towed at the owner's expense via AMI. If booted, a \$20 per day fee shall be imposed. **[Article IV § 6(a), (b) & (c)]**

SECTION 3 Pets. [Article II § 2 (f), Article IV § 6 (a)(5) & 6(b)]

1. The Aspens Homeowners Association has adopted the Teton County Animal Regulations, effective January 1, 2014, as part of these rules and regulations (subject to the provisions below).
2. Owners may not have more than two domestic pets. For purposes of these rules, a “domestic pet” means a cat or dog. **[Article II § 2(f)]**
3. All Owners’ domestic pets must be registered with the Aspen Management office and tagged. Registration is free. **[Article IV § 6(a)(5) & 6(b)]**
4. All Owners must pick up after their domestic pets with “Mutt-Mitts,” “pooper scoopers” or other means and dispose of such waste properly. **[Article IV § 6(a)(5) & 6(b)]**
5. When on the roads within the Aspens Second Filing, all domestic pets must be on a leash tethered to a human. **[Article II § 6(c)]**
6. When **not** on the roads within the Aspens Second Filing, domestic pets need not be on a leash tethered to a human if such pet is in the immediate company of a competent person and obedient to the person’s command.
 - a. However if such pet is **not** obedient to a competent person’s command, then such pet must be on a leash tethered to a human, even though the pet is **not** on a road within the Aspens Second Filing. **[Article II § 6(c)]**
7. A determination by the Aspens Homeowners Association Board of Directors that an offense has been committed under the Rules and Regulations set forth in subsections 2 -6 of this Section 3 shall result in the following fines:
 - Written Warning -- Occurrence of first offense
 - \$50 fine -- Second occurrence of the same offense.
 - \$100 fine -- Each additional occurrence of the same offense.

SECTION 4 Fires.

1. Exterior fires of all kinds (except barbeques used by residential home owners, or gas or electric grills used by residents of single-family homes or condominiums) are strictly prohibited. **[Article II §§ 2(d) & (p), Article III § 6(b)(2)]**
2. A determination by the Aspens Homeowners Association Board of Directors that an offense has been committed under the Rules and Regulations set forth in Section 4 shall result in the following fines:
 - Written Warning -- Occurrence of first offense
 - \$50 fine -- Second occurrence of the same offense.
 - \$100 fine -- Each additional occurrence of the same offense.

SECTION 5 Garbage. [Article IV § 6(a)(3)]

1. All garbage receptacles shall be placed out for collection as close to the garbage collection time as practicable, e.g. 8:00 AM, but in no event prior to 6 PM the day before collection to reduce the likelihood that bears or other animals will be attracted to the receptacle.
2. All garbage receptacles must be returned to their enclosures by 8:00 p.m. the day of collection in order to ensure that such containers are not visible from neighboring properties. **[Article II §§ 2(m), (3)(k)(l)(11)]**
3. All garbage receptacles containing garbage attractive to bears must be placed in bear-resistant containers and properly clipped when placed outdoors. **[Article IV § 6(a)(3)]**
4. A determination by the Aspens Homeowners Association Board of Directors that an offense has been committed under subsections 1 -3 of Section 5 or any of the requirements set forth in the CC&R's related to garbage shall result in the following fines:
 - Written Warning -- Occurrence of first offense.
 - \$50 fine -- Second occurrence of the same offense.
 - \$100 fine -- Each additional occurrence of the same offense.

SECTION 6 Noise. [Article II § 2(e), Article I § 5, Article IV 6(a)]

1. Quiet hours are to be observed between 11:00 PM and 7:00 AM. Noise of any nature, which is audible to an adjoining residence shall not exceed 60 decibels for 5 minutes at a nearby residence. Please contact the Teton County Sheriff's office at 307-733-2331 and notify AMI the following business day.
2. Contractor hours are from 8 AM to 6 PM, Monday through Friday - with no contractor activities producing objectionable noise on weekends, or holidays. Exceptions to this rule may be allowed with the approval of AMI, or the Architectural Committee. This rule places an affirmative burden on the owner to obtain prior approval. Please contact AMI to report any potential violations of this rule. **[Article II § 3(a), Article IV 6(a)]**
3. A determination by the Aspens Homeowners Association Board of Directors that an offense has been committed under any of the Rules and Regulations set forth in Section 6 shall result in the following fines:
 - Written Warning -- Occurrence of first offense
 - \$50 fine -- Second occurrence of the same offense.
 - \$100 fine -- Each additional occurrence of the same offense.

SECTION 7 Fireworks and firearms. [Article II § 2(e), Article IV 6(a)]

1. No firearm or projectile launching device of any type, such as guns, bb guns, pellet guns, paintball guns, or bows and arrows shall be discharged anywhere at anytime.
2. It is illegal in Teton County to set off fireworks except in publically permitted displays. In the Second Filing, setting off of fireworks is not permitted at all.
3. Please contact the Teton County Sheriff's office at 307-733-2331 and AMI to report potential violations of subsections of Section 7.
4. A determination by the Aspens Homeowners Association Board of Directors that an offense has been committed under any of the Rules and Regulations set forth in Section 7 shall result in the following fines:
 - Written Warning -- Occurrence of first offense
 - \$50 fine -- Second occurrence of the same offense.
 - \$100 fine -- Each additional occurrence of the same offense.

SECTION 8 Camping. [Article II § 6(a)]

There shall be no camping in Common Areas.

1. A determination by the Aspens Homeowners Association Board of Directors that an offense has been committed under any of the Rules and Regulations set forth in Section 8 shall result in the following fines:
 - Written Warning -- Occurrence of first offense
 - \$50 fine -- Second occurrence of the same offense.
 - \$100 fine -- Each additional occurrence of the same offense.

SECTION 9 Continuing Violations and Fines.

A continuing violation shall be deemed to re-occur on a daily basis so long as the violation remains in effect. The fines associated with violations of these Rules committed by a renter, invitee, guest or contractor of an Owner shall be assessed against the Owner(s) of the applicable property. Fines shall be paid promptly when assessed by the Board of Directors. Payment of fines shall be subject to assessment against the applicable property as determined by the Board of Directors, and all other provisions in the CC&R's (including lien filings, interest, and reimbursement of reasonable legal fees and collection costs) shall apply.

SECTION 10 Delinquencies.

Interest will accrue on fines that are not paid within 30 days of assessment at the compounding monthly rate of 1%.

SECTION 11 Appeals. Any Owner aggrieved by the decision of the Board of Directors imposing a fine or penalty under the CC&R's or these Rules and Regulations may file a written appeal, with sufficient supporting documentation supporting the appeal, within 30 days of the Owner's receipt of the assessment of the fine or penalty. The written appeal shall be sent to:

Aspen Homeowners Association
Board of Directors
c/o
Aspen Management Inc.
3880 South Lake Creek Drive
Wilson, Wyoming 83014

Notes: Bracketed references in bold are to the "Third Amended Declaration of Covenants, Conditions and Restrictions for the Aspens Second Filing Located in Teton County, Wyoming" recorded with the Teton County Clerk on August 2, 1976.

-These Rules are established under the auspices of, and are subject to the AHA CC&R's.

-Not every CC&R provision is covered by these Rules.

-Nevertheless, CC&R provisions not covered by these Rules are enforceable by AHA CC&R Art. VII. 6.

-Thus, even if a CC&R provision not addressed by these Rules is violated, the AHA is entitled to enforce it.

-Moreover, AHA has the authority to proceed with respect to any Rule violation not only under the Rule but the relevant CC&R as well.

These rules were approved by the board of the Aspen Homeowners Association on September 21, 2018.

Secretary

September 12, 2018