

**HUNTER'S RUN
CONDOMINIUM
ASSOCIATION, INC.**

RULES AND REGULATIONS

**Adopted by the Board of Directors
December 1, 1990**

**HUNTERS RUN HOMEOWNERS ASSOCIATION
2575 South Syracuse Way, Denver, CO 80231**

RULES AND REGULATIONS

(Adopted by The Board of Directors, December 1, 1990)

Pursuant to Article IV, Section 4.1(c) of the Condominium Declarations recorded July 3, 1984, in the Office of Arapahoe County, Colorado, in Book 4201, Pages 472 through 532, and those Bylaws for Hunters Run Condominium Association, Article VIII, Section 1, the Board of Directors hereby established the following Rules and Regulations to govern the use of the Units, General Common Elements and facilities and the personal conduct of Residents and guests. The fine schedule establishes penalties for infractions of these Rules and Regulations, the Condominium Declarations and the Bylaws of the Association.

The Hunters Run Condominium Association shall be referred to as "Association." The Board of Directors shall be referred to as the "Board". Owners of record, members of the family and duly assigned tenants shall be referred to as "Residents". The managing agent and personnel shall be referred to as "Management". The Condominium Declaration shall be referred to as "Covenants." A "Unit" shall refer to any unit within Hunters Run Condominiums.

These Rules and Regulations and the Fining Schedule are established for the mutual benefit of all Residents of the Association. The Board and/or Management shall have the right, power and authority to enforce the provisions in a manner consistent with the purpose for which they are intended.

These Rules and Regulations hereby supersede any previously published Rules and Regulations.

* * *

FINANCIAL POLICY

Declaration, Article VII, Section 7.9; Bylaws, Article VIII, 2(c)

Annual assessment shall be payable monthly in an amount of one-twelfth (1/12th) the annual assessment due the first (1st) day of each month.

1. Payment is delinquent after the tenth (10th) day of each month.
2. A late charge in the amount of \$20 will be assessed and Resident shall be notified by mail that the account is delinquent.
3. Costs of collection, including attorney's fees, shall be assessed to Resident's account. In addition, lien(s) may be placed on Unit(s) until account has been cleared.
4. The Association shall not be responsible for delays in mail. Payment shall be received and credited to the Association's account by the 10th day of each month, or the first business day thereafter, in order to avoid the late charge.

Special assessments shall be payable as published by the Board.

SWIMMING POOL FACILITIES AND CABANA

Declaration, Article IV, Section 4.1(b) and (g); and Bylaws: Article VIII, Section 1(a) and (b)

The swimming pool facilities and cabana are for the use of Residents in good standing. A Resident in good standing is one whose rights have not been suspended for 1) non-payment of money owed to the Association, or 2) infractions of these Rules and Regulations.

1. A Resident in good standing, 16 years or older, may extend guest privileges to a maximum of four (4) guests per Unit for any one day and shall accompany such guest(s) at all times.
2. No glass containers are allowed in the outdoor pool area.
3. Pets shall not be permitted in the outdoor pool area.
4. The door to the swimming pool must be closed and locked at all times because it is a private facility.
5. Acts such as drinking of any alcoholic beverages, use of unlawful beverages by minors, possession of drugs or other controlled substances, abusive language, entering the pool while under the influence of alcohol, drugs or other controlled substances, and loitering shall not be permitted and shall be referred to the Arapahoe County Sheriff or other appropriate authority.
6. Privileges shall be suspended when Resident's behavior is not in accordance with commonly-accepted norms of behavior. Loud, boisterous, rude or unruly behavior will not be allowed.
7. Use of the pool shall be in accordance with the Rules published at the pool area.
8. Use of the pool shall be at the user's risk. The Association shall bear no responsibility for accidents or loss of any kind.
9. Pool hours are as posted at the pool gate. Anyone not recognizing the pool hours as they are posted will be subject to any or all of the following: Loss of pool privileges for a period of time up to sixty (60) days, fines, and possible action by the Arapahoe County Sheriff or other appropriate authority.

HOUSEHOLD PETS

Declaration, Article XI, Section 11.3

The Articles read: "No animals, livestock, poultry or insects, of any kind, shall be raised, bred, kept or boarded in or on the Property; provided, however, that one (1) dog, cat or other household pet may be kept in any Condominium Unit, so long as it is not kept for any commercial purpose and not kept in such a manner as to create a nuisances to other Owners. The Association shall have, and is hereby given, the right and authority to determine in its sole discretion that dogs, cats or other household pets are being kept for commercial purposes or are being kept in such a manner as to be unreasonable or to create a nuisance to other Owners, or that an Owner is otherwise in violation of the provisions of this Section, and to take such action or actions as it deems reasonably necessary to correct the same. An Owner's right to keep a household pet shall be coupled with the responsibility to pay for any damage caused by such Owners' pet."

1. Dogs, cats and other pets shall be on a leash and accompanied by the Resident when on the General Common Grounds. The Resident shall dispose of all excrement in a sanitary manner and not outside the Resident's unit.
2. No noxious or offensive activity shall be carried on in a Unit or on the General Common elements nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood.
 - a. Pet pollution will be removed daily from Unit patios/balconies or fines will be assessed.
 - b. Nuisance categories shall be: Pet pollution on Common Grounds, barking dogs that are left unattended on patios/balconies, destruction of property (dogs swimming and/ or playing in any pond(s), chaining of pets to patio/balcony railing, storage or furnace doors, or trees on the Common Grounds, allowing pets to roam or run freely on Common Grounds and failure to cleanup odor-causing droppings. Fines and/ or repair of damage to property will be assessed on all the above-listed items.
3. The Owner of any animal found to be malicious, vicious, noisy, obnoxious or an annoyance to the other Resident's may be ordered to expel the animal from the complex.
4. Pets in violation of these Rules shall be turned over to the Arapahoe County Animal Control and Environmental Health Department if first written warning is ignored.

GENERAL COMMON ELEMENTS

Declaration, Article VI, Sections 6.2(a) and (b), Article XI, Sections 11.4, 11.6 and 11.10

There shall be no obstruction of the Common Elements nor shall anything be kept or stored on any part of the Common Elements without the prior written approval of the Board. Nothing shall be altered on, constructed in or removed from the Common Elements without the prior written approval of the Board. Any damage to the General Common Element caused by a Resident or Resident employee shall be repaired by the Association at the expense of that Resident.

1. The removal or destruction of trees, shrubs, flowers and other improvements on common elements shall not be permitted.
2. Hallways, common sidewalks and driveways shall not be obstructed or used for any other purpose other than ingress to and egress from the Units. Bicycles, motorcycles, newspapers and any other items cannot be stored under or near the front doors or any part of the common elements except in the designated areas. This also includes items cannot be stored under or near the front doors or any bags/sacks of trash left outside the Unit.
3. No person, child or animal shall be allowed on the Unit roofs under any circumstances whatsoever without the prior written authorization of the Board.
4. No person shall set off the fire alarms in the buildings, or use the fire extinguisher except for fire emergencies. Any Resident causing such alarm to be set shall be subject to fines set forth by the Cunningham Fire Department.
5. Ashes from fireplaces, barbecues, etc. shall be disposed of property in a fireproof container and not deposited into trash containers until they are cooled properly.

6. Residents shall exercise reasonable care to avoid making, or permitting to be made, loud disturbing or objectionable noise, and in using, playing or permitting to be used or played any musical instruments, radios, phonographs/stereos, television sets, amplifiers and any other instruments or devices which includes cars, trucks, motorcycles in such a manner as may disturb or tend to disturb other Residents, in all hallways, stairs, balconies, and all common elements. Violators will be assessed fines and/or be reported to the Arapahoe County Sheriff. Minimal noise is required between the hours of 7:00 a.m. and 10:00 p.m. No noise (quiet time) is required between the hours of 10:00 p.m. and 7:00 a.m.
7. Nothing shall be done or kept in any Unit or in or on the General Common Elements which would result in the cancellation of the insurance of the Project, or any part thereof, or increase in the rate of the insurance on the Project, or any part thereof, over what the Association, but for such activity, would pay, without the prior written approval of the Board. Nothing shall be done or kept in any Unit or in or on the General Common Elements, or any part thereof, which would be in violation of any statute, rule, ordinance, regulation, permit, or other imposed requirement of a government body. No damage to, or waste of the General Common Elements or any part thereof, shall be committed by any Resident or guest, invitee or contract purchaser. This specifically refers to, but not limited to, the storage of flammable liquids in any Unit or Common area. Increased risks and damage shall result in a penalty/fine as further described in these Rules and Regulations.
8. All rubbish, trash, garbage and other refuse shall be regularly removed from the Units and shall neither be allowed to accumulate thereon nor be burned in outside incinerators, barbecue pits or the like. All containers or other equipment for the storage or disposal of rubbish, trash, garbage, or other refuse shall be kept in a clean, sanitary condition and shall be screened by adequate planting or fencing so as to conceal them from public view.
9. Receptacles placed on the Common Grounds by the Association, as well as the garbage dumpster, shall not be used for disposal of household furniture.
10. The distribution of handbills and other material to any Unit, on bulletin boards, mailbox station, light post, street sign or Common Elements, shall not be permitted except by approval of the Board and/or its Management.
11. Soliciting shall not be permitted on the property and solicitors should be reported to Management or the proper authorities.
12. No noxious or offensive activity shall be carried on in any Unit or General Common Elements nor shall anything be done thereon which may be, or may become an annoyance or nuisance to the neighborhood.
13. Bicycles shall be parked in the designated parking area in the racks provided. The Association or Management is not responsible or liable for any damage or theft of such bicycles. Bicycles or tricycles shall not be stored near the front doors, under the stairway or on any other General Common Elements.
14. No person, child or guest shall be permitted in the ponds or streams, throw rocks or debris in, nor cause any damage to be done to said ponds or streams. This also includes playing, walking on or throwing rocks when ponds or streams are frozen in the winter season. The Association or its Management will not be held responsible for any accidents of the Residents.

15. Owners of vehicles with alarms are responsible for the deactivation in a timely manner from the time the alarm sounds. Violators will be held accountable and will be assessed fines and/or reported to the Arapahoe County Sheriff.

ARCHITECTURAL CONTROL

Declaration, Article XI, Sections 11.5, 11.6, 11.10, 11.11, 11.12

No exterior additions to, alterations or decorations of any Condominium building, including but not limited to, any structural alterations to any Condominium Unit or Common Element, nor any changes in fences, hedges, walls, or other structures, nor installation of window-mounted air conditioning units or any exterior television, radio or other communication antennas of any type, shall be commenced, erected, placed or maintained without the prior written approval of the Board.

1. "For Rent" or "For Sale" signs (not more than five (5) square feet per Condominium) will only be permitted on the inside of the patio doors or windows, if applicable. No advertising, billboard, unsightly objects or nuisances of any kind shall be placed, attached to balcony railings, erected or permitted to remain in or on any Unit, nor shall any sign(s) be permitted in or on the Common Elements without the prior written approval of the Board.
2. Patios and/or balconies, fences, windows, screens and doors shall not be left in an unkept, disrepaired, dirty, unsanitary or unsafe condition, so as to constitute an annoyance, nuisance, eyesore, and/or hazard to the Residents. This also pertains to wooden lattices or any type of wire screens that are in any way attached and/or hooked to the patio and/or balcony railing. All windows and sliding doors must have screen coverings.
3. No clothing, blankets, bedspreads, rugs, towels or wet laundry will be permitted to be hung from the railings or any other area on the patios and/or balconies.
4. Subject to approval by the Board, all Residents shall, within thirty (30) days after occupancy, assure that customary and/or appropriate curtains, drapes, shades or blinds are installed on the windows and patio doors. These windows and patio door coverings must be in good condition at all times. Newspapers, blankets, sheets, aluminum foil and similar material are expressly prohibited after the first thirty (30) days of occupancy and shall be promptly removed upon demand by the Board.
5. Residents shall endeavor to keep the entry premises and patios and/or balconies free of trash, couches and pet dishes which will attract bugs, other animals and is very unsanitary. Disposal of garbage and trash shall be by use of the common trash and garbage facilities.
6. No Resident shall install any electrical or telephone wiring for any purposes.
7. The Association assumes no responsibility for, nor shall it be liable for, any loss of or damage to articles stored in any storage areas. Residents are responsible for obtaining insurance coverage on their homes and personal property.
8. Upon notice of an architectural or aesthetic violation, the Resident shall have seven (7) days in which to correct the violation. If the Resident fails to comply after seven (7) days, the Board or its Management shall have the option of removing said violation at Resident's expense or the Resident will be fined \$25 for each day the violation exists past the 7-day notice period.

9. Satellite dishes must conform with current Federal Communication Commission (FCC) Guidelines. Any questions may be directed to Hunters Run Condominium Association's Management Company.

MOTOR VEHICLES: PARKING AND MAINTENANCE

Declaration, Article XI, Section 11.7 and 11.8

1. No inoperative, unused or abandoned vehicle(s) shall be stored, parked, maintained or kept upon any part of the Project, including any residential street, alley or way of access within the Project. "Inoperative, abandoned, unregistered or unused vehicles" shall be any automobile, truck, motorcycle, or motorbike, which has not been driven under its own propulsion or has not been moved outside of the Project for a period of two (2) weeks or longer. Inoperative, abandoned, unregistered or unused vehicle(s) shall be subject to ticketing and/or towing at a Resident's expense as provided herein or by applicable laws following a 72-hour, second, or subsequent prior notice.
2. No commercial or recreational vehicles, including but not limited to, trucks, trailers, mobile homes, detached camper units, utility and boat trailers, snow-mobiles, race cars, water-craft or house-trailers shall be parked, kept, stored or maintained on any Common Element within the Project, including any residential street, alley, or way of access within the Project, nor shall it be parked, kept, maintained or stored on any lot in such a manner that it is visible from any Unit, the Common Elements or any roadway within the Project. The only exception is while temporarily engaged in transport to or from a Unit. Trucks do not include a 3/4-ton or smaller vehicle, commonly known as a pickup truck, which shall be permitted on the Project. Vehicle(s) or the like will be towed at a Resident's expense, following a 72-hour, second or subsequent prior notice.
3. Pursuant to Article 4.1 (d) of the Condominium Declarations, every Condominium Unit has the right to one parking space. In order to control parking and have available spaces for guests, the Association will enforce the rule of having no more than two (2) vehicles per unit.
4. Speeding and/or reckless driving will not be permitted within the Project. The speed limit is 10 mph. Violators will be ticketed for reckless driving by the Arapahoe County Sheriff.
5. Violations of street signs (if placed on the property) will not be permitted.
6. All vehicles must be registered with the Management Company within five (5) days of move-in date to receive an official parking sticker. Registration includes: providing the make, model, VIN number, and license of each vehicle owned by each Resident (or renter of each unit owned by a Resident). Parking stickers must be placed in the upper right-hand corner of the vehicle's front windshield. Any vehicle parked in the parking lot of Hunters Run Condominiums for a period of time longer than five days without the proper parking sticker, will be tagged. After the vehicle has been tagged, it will be towed within 72 hours at the expense of the responsible Resident.
7. Vehicles with out-of-state plates must also re-register the vehicle with the State under Colorado Law, within forty-five (45) days of move-in date.
8. No advertising signs of any kind is allowed on vehicles. Any such advertising shall be deemed to be a violation of Article XI, Section 11.7 of the Declarations which prohibits parking of commercial vehicles.

9. No repairs of any type or washing of vehicles is permitted on the property. (This excludes changing a flat tire.)
10. Vehicles parked in handicapped areas without a proper handicap permit ***will be towed without notice.***
11. Vehicles parked in fire lanes ***will be towed without notice.***
12. Vehicles cannot be altered for commercial purposes.
13. All towing of vehicles will be at the owner's expense.
14. *No unregistered vehicles*, which means: expired plates, no plates or plates that do belong to the vehicle will be allowed.
15. A vehicle cannot take up more than one parking space.
16. Motorcycles must follow the same rules as vehicle parking. *Only one* motorcycle per parking space.

NOTICE, FINING SCHEDULE AND APPEAL

Declaration, Article VI, Section 6.5; Bylaws, Article VIII

1. Notice of violation shall be served on the Resident by: 1) mail; 2) in person; 3) posting at Unit entrance; or 4) posting on vehicle(s). Homeowners are responsible for their tenants following all Rules and Regulations.
2. The fines for violations of the above-listed Rules and Regulations, Condominium Declarations or Bylaws, shall be:
 - a. First Offense and/or Violation: A written notice and/or warning letter to Owner/ Resident and Tenant.
 - b. Second Offense and/or Violation: A written notice requesting owner to appear at a hearing with the possibility of a \$25-fine being assessed against the Owner/Resident based on the results of that hearing. Failure to appear at any hearing results in automatic default and fine.
 - c. Third Offense and/or Violation: A written notice requesting owner to appear at a hearing with the possibility of a \$50-fine being assessed against the Owner/Resident and Tenant based on the results of that hearing.
 - d. Fourth and Subsequent Offense and/or Violation: A written notice requesting owner to appear at a hearing with the possibility of a \$100-fine being assessed against the Owner/Resident and Tenant based on the results of that hearing.
3. The Board may impose additional fines for habitual offenders.
4. A Resident shall have the right to appeal to the Board at a regular monthly meeting and shall advise Management of the intent to do so, not less than twenty-four (24) hours prior to a scheduled meeting.

5. Pursuant to Article IV, Section 4.15 of the Declarations, in addition to the above-listed fines, Residents may be denied use of the swimming pool facility for a period, not to exceed sixty (60) days, for any infraction(s) of the above-listed Rules and Regulations as established by the Board.
6. All fines shall be due and payable immediately upon notice of such assessment and shall be paid in the manner and at the place established by the Board, for the payment of the monthly assessments under the Declarations. If any fine(s) are not paid within fifteen (15) days, a late charge in the amount of \$20 will be assessed to compensate the Association for the expenses, costs and fees involved in handling such delinquency.
7. The Resident shall be personally liable for all fines and/or penalty assessments. In the event said fine and/or penalty assessments are not paid within fifteen (15) days, the Association may thereafter commence an action at law, or in equity, or both, against any Resident personally obligated to pay the same, for recovery of said assessment, plus a \$20 late charge, as aforesaid. The prevailing party shall be entitled to recover its reasonable attorney's fees and associated costs and expenses incurred in connection with such legal proceedings.

RIGHT OF ENFORCEMENT

Declaration, Article VI, Section 6.5, Article VII, XI and Article XIX, Sections 19.4 and 19.5; Bylaws, Article VIII 1(a) and (b)

The Association or any Resident shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges not or hereafter imposed. Failure by the Association or a Resident to enforce any Declaration or Rules and Regulations shall, in no event, be deemed a waiver of right to do so thereafter.

These enforcement provisions may be in addition to other specific provisions outlined in these Rules and Regulations, the Association's Declaration, Bylaws or Articles of Incorporation. The Association may, at any time, choose legal remedy or seek assistance from other enforcement authorities, such as Police, Fire or Animal Control.

The Board of Directors reserves the right to determine enforcement action on a case-by-case basis and to take other action as it may deem necessary and appropriate to assure compliance with the rules and to create a safe and harmonious living environment within Hunters Run.

Residents are encouraged to assist in the enforcement of the Rules and Regulations by reporting violations and/or violator's to Management or the Board of Directors.

MISCELLANEOUS

According to Declaration, Article XIX, Section 19.5, each Resident shall register with the Association his or her mailing address, as well as the mailing addresses of any First Mortgagee, insurer or grantor of a First Mortgage, or junior mortgagee of his or her Unit, and notices or demands of the Association intended to be served upon any Resident, First Mortgagee, insurer, guarantor or junior mortgagee, shall be delivered by messenger or sent by mail, postage pre-paid, addressed in the name of the addressee and containing the name of the Resident and the applicable Unit at each such registered address.

HUNTERS RUN CONDOMINIUM ASSOCIATION
ADDENDUM #1 TO RULES AND REGULATIONS
DATED 12/1/90

REGISTRATION OF ANIMALS FROM EACH UNIT

Effective June 1, 1991: *All animals must be registered with the Association within 5 days of move-in date.*

If you have a photo of your pet, please include it along with the registration form. Any Resident/Tenant who does not register their pet and receives a violation letter on or after June 1, 1991, will be subject to double fines of \$50, \$100 or \$200. These will pertain to all Rules recorded in the Hunters Run Condominium Rules and Regulations, dated December 1, 1990, under "Household Pets", Declaration, Article XI, Section 11.3.

Hunters Run Board of Directors
4/19/91

IN-HOME OCCUPATIONS

Pursuant to Section 11.1 of Declaration, home occupations will be allowed as long as they conform to Arapahoe county zoning regulations and are use-related to the convenience and enjoyment of such residential use. There are to be no outward appearance of business activity such as: signs, traffic, employees, inventory, etc.

Note: Babysitting and/or child care are not permitted under any circumstances.

GARAGES

Pursuant to Sections 1.13 and 4.1 (i) and 6.1 (a) of the Amendment to Declarations recorded in Arapahoe County on March 20, 1996.

1. *Under all circumstances, a garage owner must utilize his or her garage as the primary parking space.*
2. If a garage owner has one vehicle, the owner must utilize the garage as a parking space for that one vehicle. The garage owner will not be allowed to utilize another parking space in addition to the garage.
3. If a garage owner has two vehicles, the owner will be allowed to utilize the garage as a parking space for one vehicle and another parking space for the second vehicle. The garage owner will not be allowed to utilize another parking space in addition to these previously-mentioned spaces.
4. All garages must be used for the housing of a vehicle. No storage or any other uses will be allowed.
5. All garage doors must remain closed at all time.
6. All garage interiors must be maintained in a safe and clean manner.
7. All locks, hardware and other movable parts are the garage owner's responsibility to be maintained in a working and aesthetically acceptable manner.
8. Pursuant to Article II Section 2.2 of the Declarations as amended, the use of a garage is inseparable from the unit with which such use is conveyed, and they cannot be rented out to other parties. All garages must be utilized by the residents of the corresponding unit only.
9. Garage exteriors cannot be altered. Walls and floors cannot be altered from the original construction plan without written approval from the Board of Directors.
10. Hunters Run Condominium Association will supply ice melt and materials, upon request of each garage owner, during the winter season. It is the garage owner's responsibility to maintain a safe and sanitary floor.

HUNTERS RUN CONDOMINIUM ASSOCIATION

ADDENDUM #1 TO RULES AND REGULATIONS

MODIFICATION: 10/1/92

MODIFICATION TO THE ARCHITECTURAL CONTROL DECLARATION

Article XI. Section 11.5. 11.6. 11.10. 11.11. 11.12

Patios, balconies, fences, windows, screens and doors shall not be left in an unkept, disrepaired, dirty, unsanitary or unsafe condition, so as to constitute an annoyance, nuisance, eyesore and/or hazard to the Residents. This also includes, but is not limited to, wooden lattices, realty signs, multiple bars, bamboo curtains or any type of wire screens that are in any way attached or hooked to the patio or balcony railing.

The Residents shall be given a twenty-four (24) hour notice by registered letter; and a notice will be posted to the unit door, to remove any of the items that the Board of Directors deems to be in violation of the Declarations. The Resident should contact the Management Company within twenty-four (24) hours, if the Resident wants to appeal this notice. If the item(s) are not removed within the twenty-four (24) hour period, the Management Company will remove items and all the expenses will be charged to the Resident.

Hunters Run Board of Directors

ADDENDUM #3 TO RULES AND REGULATIONS
HUNTER'S RUN CONDOMINIUM ASSOCIATION

Modification: July 22, 1997

MODIFICATION TO ARCHITECTURAL CONTROL DECLARATION
Article XI, Section 11.5, 11.6, 11.10, 11.11, 11.12

Patios/balconies, fences, windows, screens and doors shall not be left in an unkempt, disrepair, dirty, unsanitary or unsafe condition, so as to constitute an annoyance, nuisance, eyesore and /or hazard to the Members. This also includes but is not limited to wooden lattices, realty signs, multiple bars, bamboo curtains, bird seed feeders or any type of wire screens that are in any way attached/hooked to the patio/balcony railing. Only patio type furniture is allowed on balcony/patio.

Member shall be given a twenty-four (24) hour notice by registered letter and a notice will be posted to unit door to remove any of the items that the Board of Directors deems to be in violation of the Declarations. Member should contact Management Company within 24 hours if they wish to appeal this notice. If items(s) is not removed within the 24-hour period, the Management Company will remove items and all expenses will be charged to Member.

Please attach this Addendum to the existing Rules and Regulations dated December 1, 1990. If you need additional copies of these Rules and Regulations, please contact the Management Company.

Thank you,

HUNTER'S RUN BOARD OF DIRECTORS

**ADDENDUM #4 TO RULES AND REGULATIONS
HUNTERS RUN CONDOMINIUM ASSOCIATION, INC.**

Modification: May 20, 2003

CHARCOAL GRILLS:

The use of charcoal grills on balconies and patios is expressly prohibited.

Please attach the Addendum to the existing Rules and Regulations dated December 1, 1990. If you need additional copies of these Rules and Regulations, please contact the Management Company.

Respectfully,

HUNTERS RUN BOARD OF DIRECTORS