

RULES AND REGULATIONS OF STARPOINT CONDOMINIUM ASSOCIATION, INC.

Revised April 2026

These are the Rules and Regulations which govern Star Point Condominium Association, Inc. They apply to all residents of Star Point Condominiums, Owners, and non-Owners alike. They are enforceable in accordance with our Declaration and Bylaws.

Star Point Condominiums are an association of individuals and a community of residents with many common interests. The purpose of these Rules and Regulations is to provide all residents with a clean, safe, and enjoyable community for all while living at Star Point Condominiums.

SECTION 1: BASIC INFORMATION

1.1 MANAGING AGENT. The information for the Managing Agent will be posted at the mailbox bulletin board.

1.2 MAINTENANCE. Maintenance of all common areas is provided by the Owners Association as well as the maintenance of the exterior of the buildings through contract labor. Repairs inside a unit are the responsibility of the unit owner and not that of the Association.

1.3 EMERGENCIES. If there is a life-threatening emergency that requires police, fire or ambulance assistance please call 911. If you suspect a gas leak, call Xcel Energy at 800-895-4999; do not call Management. If there is a maintenance emergency (broken water pipe, no water, etc.) please call the Management.

All other maintenance items must wait until normal business hours. The normal business hours are: 9:00 a.m. to 5:00 p.m., Monday through Friday except holidays.

SECTION 2: DEFINITIONS

ASSOCIATION. Shall refer to the Star Point Condominium Association, Inc.

BOARD OF DIRECTORS. Shall refer to the members elected by Star Point Condominiums Owners to administer the affairs of the Association.

MANAGEMENT. Shall refer to the Managing Agent.

OWNER. Shall refer to a person, firm, corporation, partnership, association, or other legal entity, or combination thereof, who owns one or more units, but excluding any such person having an interest therein merely as a Mortgagee (unless such Mortgagee has acquired fee simple title interest therein pursuant to foreclosure or any proceeding in lieu thereof).

SECTION 3: ASSOCIATION INFORMATION

3.1 GOVERNING DOCUMENTS. The Association is governed by a Condominium Declaration, Articles of Incorporation, Bylaws, and other Governance Policies. All persons affiliated with the Association are subject to all provisions set forth by the Governing Documents, Policies and Rules and Regulations. These documents shall be enforced by the Board of Directors. The Board may adopt such reasonable rules as it deems proper for the Association property. A copy of said rules, as they may from time to time be adopted, amended, or repealed, must be mailed or otherwise delivered to each Owner. The rules shall have the same full force and effect and may be enforced against each owner, upon such mailing or delivery.

3.1 FISCAL YEAR. Star Point Condominiums operates on a fiscal year beginning September 1 and ending August 31.

3.2 ANNUAL BUDGET. The Board of Directors assembles the budget for the preceding fiscal year and presents the budget to the owners of the Association for ratification. Unless 51% of the owners veto a presented budget, the budget will pass, and any presented increases will take effect upon notice to all Owners of the ratification.

3.3 BOARD OF DIRECTORS MEETINGS. The Board of Directors meetings are held once per month. The date, time and place of the meetings will be posted at the mailbox bulletin board.

3.4 INSURANCE. Master Insurance is carried by the Association to cover liability and damage to the common elements, in instances where there is no negligence, neglect or malice, and as provided for in the Condominium Declaration. All owners should consult their insurance company to obtain coverage for portions of their unit not covered by the Association's insurance as well as for personal belongings. Owners who rent their unit should consult their insurance company in regard to requiring renters to have renter's insurance.

There shall be no action done by any owner, resident or guest that shall cause the Association's insurance to rise or be cancelled.

3.5 ASSOCIATION EMPLOYEES. No person is permitted to interrupt, interrogate or interfere with any vendor, contractor, management, or employee, while conducting services directed by the Association, except for the instance of an emergency. If questions arise regarding work being performed on the property, management should be contacted via phone or email.

SECTION 4: GENERAL RULES

4.1. RESPONSIBILITY. Each Owner is responsible for the actions of their guests, family members, tenants, guests of tenants, and any agent of an Owner or tenant. All Owners are responsible for distributing the Governing Documents and Rules to their tenants.

4.2. NOISE. The quiet hours are between 10:00 p.m. and 8:00 a.m. Loud noises, including but not limited to yelling/screaming, musical instruments, radios, stereos, televisions, etc. shall not be made in such a manner as to disturb other residents of the community. Vacuuming, running washing machines, dryers or dishwashers should not be done during quiet hours.
Residents may contact the City of Thornton at 720-977-5150 to get immediate assistance with noise disturbances.

4.3. FOR RENT/SALE SIGNS. For rent or sale signs are permitted in the window of the unit or in the rocks at the Huron entrance with written approval by the Board of Directors. Signs may not be placed in the common area grass or in a patio of a unit.

4.4. ROOFS. No person (including but not limited to an Owner, Resident, Owner Agent, Vendor, etc.) is permitted on any roof of Star Point without written permission from the Board of Directors.

- 4.5. SATELLITE DISH.** Plans must be submitted and approved by the Board of Directors prior to installation of a satellite dish. Any dish installed without Board approval may be subject to removal or relocation at the expense of the Owner. Any dish installed by a unit, not being utilized by a unit, shall be removed and any mounting damages repaired at the unit owners' expense. Satellite dishes must be installed by the satellite provider and must be installed pursuant to all relevant codes. All satellite dishes must be grounded to code. Unit Owners may drill one (1) hole for a wire one (1) foot above the floor and must look presentable. Satellite dishes may not be installed on the roof or any other common element without prior written approval from the Board of Directors. Star Point reserves the right to inspect all satellite dishes at its discretion.
- 4.6. PLANTS AND TREES.** Do not climb, trim, remove or plant any tree, shrub, or flower in the common elements. Any tree, shrub or flower planted in common element will be subject to immediate removal at the expense of the person who planted it.
- 4.7. SIDING.** Nothing shall be attached to or leaning on any portion of the siding. No alterations, repairs or painting shall be done to the siding without written approval from the Board of Directors. The Unit Owner shall be responsible for any and all damage done by the Unit Owner, Tenant, or Guests to the siding.
- 4.8. SMOKE AND CARBON MONOXIDE ALARMS.** It is recommended that each Unit have a functioning smoke alarm and carbon monoxide alarms loud enough to be heard from outside the Unit. It is recommended that smoke alarms and carbon monoxide alarms be tested every sixth months.
- 4.9. SIDEWALKS, WALKWAYS AND PARKING LOT.** Skateboards, bikes, scooters, hoverboards and any other non-vehicle like wheeled object shall not be permitted to be ridden on any sidewalk, walkway, or parking lot of the community for safety purposes.
- 4.10. STAIRWELLS AND LANDINGS.** Nothing shall be stored at the bottom, top or on any other portion of the stairs except the salt bucket provided by the Board of Directors for ice mitigation and welcome mats at the entry door. The Salt buckets shall not be moved by residents. Lighting shall not be tampered with for safety purposes.
- 4.11. ADDRESS NUMBERS.** The HOA is responsible for repair and replacement of unit numbers. The unit numbers may not be altered, repaired, or replaced without written authorization from the Board of Directors.

4.12. OUTSIDE LIGHTS. Owners shall be responsible to maintain the lights at their unit doors or in their patios/balconies. The HOA is responsible for all other lighting in the Common Element (stairwells, grass, parking lot, etc.). No lighting in the Common Element shall be altered or removed by Owners, Residents or other persons who are not Directors of the HOA.

4.13. FLAMMABLES/FIREWORKS. No flammable, combustible or explosive fluids, chemicals or substances shall be kept within the Community except those required for normal household use. No fireworks or firearms may be fired or discharged within the Community.

4.14. LOCAL LAW. Nothing shall be done in the Community or a Unit which would be an infraction of any local city, county or state rules, ordinances or laws. Any immoral, improper, offensive or unlawful act may be reported to the appropriate governmental authorities and will be deemed an infraction of these Rules and Regulations.

SECTION 5: TRASH

5.1 NORMAL HOUSEHOLD TRASH. The Association provides dumpsters near all buildings for residents to dispose of normal household trash. All normal household trash (including cat litter) must be placed in the dumpsters in a trash bag and may not be placed loosely into the dumpsters. Trash may not be thrown over the trash enclosure walls and must be placed inside the dumpster to help keep the trash off the ground.

5.2 PROHIBITED ITEMS. The following items may not be placed in or near the dumpsters or any part of the Common Element : Electronics; batteries; bulky items; furniture; hazardous or toxic material; Construction debris (such as supplies, paint and other flammable items); carpet, carpet pads or other flooring material; cabinets or countertops; ladders; drywall and any other debris used for remodeling a unit; nor Car parts, including tires. The Association may bill a unit (chargeback) any fee charged by the trash hauler for a contaminated, large item or overflow pickup.

5.3 BULK ITEMS. Large items that take up space or do not fit inside the dumpster such as ladders, chairs, couches, desks, or other furniture, are not allowed to be placed in or around the dumpster, nor disposed of anywhere else on the property. Residents should call the trash company to request a large item pickup. The Association may bill a unit (chargeback) any fee charged by the trash hauler for a large item pickup.

5.4 RUBBISH AND DEBRIS. No rubbish or debris of any kind shall be placed or permitted to accumulate upon any property within the community and no odors shall be permitted to arise therefrom, so as to render any such property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof, or to its occupants.

SECTION 6: PARKING LOT, TRAFFIC AND VEHICLES

6.1 GENERAL PARKING Vehicles shall only be parked in marked parking spaces (assigned or visitor). One vehicle is allowed per space (including motorcycles). There shall be no parking permitted where indicated by “Fire Lane” or “No Parking” signs or yellow markings on the streets and curbs. Anyone parking in these areas is subject to immediate ticketing and/or towing. No vehicle shall be parked in such a manner as to impede or prevent ready access to any entrance or exit of a building. Offending vehicles shall be immediately reported to the appropriate authority and ticketed and/or subject to immediate towing if in a fire lane. All vehicles must park head-in only when parked in visitor spaces (along the fences).

6.2 RECREATIONAL VEHICLES. Recreational vehicles cannot be parked on Association grounds. Recreational Vehicle shall refer to any vehicle containing a sink, stove, refrigerator, sleeping accommodations, or a combination thereof; boats; trailers; snowmobiles; motorcycles designed specifically for off-road use only.

6.3 ABANDONED OR INOPERABLE VEHICLES. No Abandoned or Inoperable Vehicles of any kind shall be stored or parked on the property. An “abandoned or inoperable vehicle” shall be defined as any vehicle that has not been driven under its own propulsion for a period of 14 days or longer; provided however, that otherwise permitted vehicles parked by Owners while on vacation or during a period of illness shall not constitute abandoned or inoperable vehicles. The Board of Directors must be notified in writing of vacation or illness for a vehicle to remain un-towed for the duration of the vacation or illness. In the event the Association shall determine that a vehicle is an abandoned or inoperable vehicle, then a written notice describing said vehicle shall be personally delivered to the owner thereof (if such owner shall be reasonably ascertained), or shall be conspicuously placed upon the vehicle (if the owner thereof cannot be reasonably ascertained), and if the abandoned or inoperable vehicle is not moved within 72 hours thereafter, the Association shall have the right to remove the vehicle at the sole expense of the owner.

- 6.4 SPEED LIMIT.** The speed limit in the parking lot is 5 miles per hour. Speed limit signs, stop signs, yield signs, and no parking signs may be erected at the Board's discretion with authorization of the appropriate governmental agency when necessary.
- 6.5 MAINTENANCE OF VEHICLES IN LOT.** No repair to vehicles shall be made on the premises. No dumping of oil, antifreeze, or other debris from motor vehicles is permitted. Excess oil or other substance dropping from a vehicle onto any parking lot or driveway area must be cleaned up at the time of occurrence. In addition to other fines levied, a clean-up assessment of at least \$75 will be charged for each incident.
- 6.6 ASSIGNED PARKING.** Any vehicle that is parked in an assigned parking space, which the unit owner or unit tenant has not authorized, is subject to ticketing and/or immediate towing at the offending vehicle owner's expense.
- 6.7 SIZE OF VEHICLES.** Vehicles over $\frac{3}{4}$ ton and/or 22 feet in length are not permitted to be parked in the lot. Vehicles shall not extend beyond the marked boundaries of any parking space while parked. Vehicles shall not overhang sidewalks, grass, sprinkler heads, or any other item.
- 6.8 REGISTERED VEHICLES.** All vehicles must have proper licensing and registration to park in the lot.
- 6.9 UNSIGHTLY OR DAMAGED VEHICLES.** Vehicles with flat tires or broken windows must be repaired within 5 days. No vehicles may have visibly missing parts (tires, doors, hoods, etc.)
- 6.10 TOWING OF VEHICLES.** Any vehicle in violation of these rules and regulations is subject to towing at the vehicle owners' expense. The Towing company information is posted on signs in the parking lot.

SECTION 7: UNIT MAINTENANCE

- 7.1 HEAT, COOLING, ELECTRICITY, AND PLUMBING.** Unit Owners are responsible for maintaining heating, cooling, plumbing, and electricity in their Unit regardless if the unit is vacant or occupied. It is recommended to leave faucets dripping if a unit will be vacant longer than 2 days.

- 7.2 FIREPLACE/CHIMNEY.** Unit Owners are responsible to have the chimney/fireplace cleaned if use is desired. Any fire resulting from the use of a chimney/fireplace may be the responsibility of the resident.
- 7.3 AIR CONDITIONING.** Installation of Central Air Conditioning must be approved in writing by the Board of Directors prior to installation. Window Air Conditioning units may not extend out of the building past the screen of the window.
- 7.4 UNIT DOORS.** Unit Owners must maintain doors, door frames, and any seals in good, clean, and operable condition. Front exterior doors must be white. Written approval from the Board of Directors is required before replacing a unit door. Storm doors are not required, but written approval is needed from the Board of Directors before install or replacement.
- 7.5 WINDOWS.** Unit Owners must maintain windows, window frames, and seals in good, clean, and operable condition. Written approval is required from the Board of Directors before replacement of any window(s).
- 7.6 WINDOW COVERINGS.** All windows must have appropriate blinds and shades within 14 days of occupancy. Blinds and curtains must be maintained in good, clean, and operable condition. Blinds may not be torn or cut. Covering the window with Rugs, blankets, sheets, cardboard, aluminum foil, newspaper, or another item that is not a manufactured blind or curtain shall not be permitted. No coverings are allowed outside of the window, door, or skylight.
- 7.7 SCREENS.** Window and sliding patio door screens are required and must remain in a good, clean, and operable condition. Screens may not be frayed, torn or out of the frame, and the sliding door must remain on the door tracks.

SECTION 8: PATIOS & BALCONIES

- 8.1. STORAGE.** Nothing may be stored on the balcony or patio except: patio furniture, electric barbecue grills (no gas or charcoal grills may be stored or used), flower planters, bicycles. Trash, boxes, crates, indoor furniture, tires, appliances, or any other item that is not a normal patio item are not permitted on the balcony or patio. Storage containers, closets, shelves, or sheds must be approved by the Board of Directors in writing before installation.
- 8.2. PATIO/BALCONY WALLS.** Nothing shall be placed on top of the wall, including but not limited to decorations, pots, plants, cups, plates, etc. No one may sit or climb on patio walls.

- 8.3. GENERAL PATIO/BALCONY.** Nothing shall be hung from, in or on the patio or balcony (including but not limited to outside drapes/curtains, decorations, lights, etc.). Nothing shall be thrown from or dropped from the patio or balcony including but not limited to cigarette butts, trash, and liquids. Pet waste is not permitted in the patio/balcony. Patios and balconies must remain in a clean, neat, and sanitary condition.
- 8.4. CLOTHES LINES.** Clotheslines may not be visible from common element or neighboring units. Clotheslines must be retractable and may not be attached to the building or siding in any way.
- 8.5. BARBECUE GRILLS.** Electric grills are allowed to be used but must never be left unattended or used near the vinyl siding. Gas, charcoal, wood or any other open flame grilling devices or their fuel are never permitted to be stored or used on any portion of star point property. This follows the property insurance and National Fire Code.
- 8.6. POTS AND PLANTERS.** Each unit may place no more than four (4) planter pots in outside the boundary of the patio wall. The planter pots may only be placed in the rock area directly adjacent to unit front door or patio and may not be placed on sidewalk, walkway, or grass. Planters should have bases on them to prevent water from pooling under the pot, damaging concrete, or wood if overwatered.

SECTION 9: PETS

- 9.1 NUMBER AND MANNER.** No more than two (2) pets are permitted per unit. Cats must be kept indoors and are not allowed to roam on the patio/deck, common area, etc. No livestock, fowl, wildlife, or exotic animal is permitted to be kept on the property at any time. Pets may not be kept in such number as to create a nuisance to owners or residents. All pet owners must follow city ordinances pertaining to registration, immunization, and breed restrictions. The unit associated with owners of pets will be held responsible and liable for any property damage, injury or disturbance caused by an owner's, tenant's, or guest's pet.
- 9.2 REGISTRATION.** A copy of immunization records (or a picture of the immunization tag), along with a picture, size, breed, and color of the pet must be provided to Management within 10 days of occupancy of the unit or adoption of the pet. Management must be notified when the pet is no longer residing on the property.

- 9.3 CONTROL.** Pets must be on a leash, in the possession and control of a person at all times when outside the unit door. Pets may not be left unattended on a patio or balcony for any amount of time, even if the owner is inside with only a sliding door between them. Pets may not be tethered to any post, pole, common element or building at any time.
- 9.4 PET WASTE.** Pet waste must be picked up immediately and disposed of properly. If waste is not picked up appropriately, charges will be billed to the unit for any cleanup.
- 9.5 NOISE.** Pets may not cause a nuisance to neighboring units by continuous barking or whining.
- 9.6 ANIMAL CONTROL.** Animal control may be called for any infraction of these rules. A Pet who is deemed noisy, vicious, or malicious may be permanently removed from the property.

SECTION 10: LEASING OF UNITS

10.1 LEASES. (copied from the CONDOMINIUM DECLARATION FOR STAR POINT CONDOMINIUMS:)

The term “lease”, as used herein, shall include any agreement for the leasing or rental of a Condominium Unit and shall specifically include, without limitation, a month-to-month rental. The owner of a Condominium Unit shall have the right to lease his Condominium Unit under the following conditions:

(a) No Owner may lease less than his entire Condominium Unit

(b) All leases shall be in writing.

(c) All leases shall provide that the terms of the lease and lessee’s occupancy of the Condominium Unit shall be subject in all respects to the provisions of this Declaration, the Articles of Incorporation and By-Laws of the Association, and that any failure by the lessee to comply with any of the aforesaid documents, in any respect, shall be a default under the lease.

(d) No lease shall be for less than thirty (30) days.

10.2 OCCUPANCY. There shall be no more people residing in the Unit than are allowed by the zoning ordinances of the City of Thornton.

10.3 COMPLIANCE. The Owner is responsible for the distribution of the Governing Documents and Rules and Regulations to such Owner's tenants, and to have a signed acknowledgement form attached to, or made a part of, their lease. Any non-Owner residing in any Unit shall be subject to these Rules and Regulations in the same manner as would an Owner. Any fines or individual assessments incurred by non-Owner residents shall be the liability of the Owner of the Unit and shall be assessed in accordance with the procedures specified in the Declaration and Bylaws.

10.4 INFORMATION. Owners must provide the management company with their current off-site physical address, updated phone and email (if any) along with the current lease and tenant information, within 15 business days of a tenant moving into their unit.

SECTION 11: ENFORCEMENT

11.1. INFRACTION/VIOLATION. Owners are responsible for infractions/violations committed by their residents, tenants, guests, and tenants' guests. Owners are responsible for ensuring that residents, tenants and guests are aware of and follow the Declaration and Rules and Regulations. Any fine levied to a unit for violation will be billed to the Owners account. It is the responsibility of the Owner to collect reimbursement from their resident, tenant or guest.

11.2. COMPLAINT. All complaints pertaining to infraction of the Rules and Regulations must be in writing, addressed to the Board of Directors, care of the manager. The complaint must include the following:

- a. Name and identity of the individual committing the infraction;
- b. The identification of the specific violation;
- c. The date, time, and place of the infraction;
- d. The name, address, and telephone number of the person making the complaint, and the complaining individual's relationship to the community.

- 11.3. FINES.** Upon receipt of a written complaint, the Board of Directors and/or the Management Company shall notify the person(s) charged with committing the violation, and may impose a fine according to the following schedule:

First Violation	Warning letter
Second Violation (of same covenant or rule) after 10 days	\$50.00
Third Violation (of the same covenant or rule) after 15 days	\$100.00
Fourth and Subsequent Violations (of the same covenant or rule) after 15 days	\$150.00

Please see the Association's Covenant and Rule Enforcement Policy for additional information.

Signed and effective on this date: May 4th, 2026

William Machemer


Will Machemer (Jun 8, 2026 19:40:56 MDT)

BOARD PRESIDENT PRINT NAME

SIGN NAME

James Garcia

 James Garcia (Jun 8, 2026 22:35:53 EDT)

BOARD VICE PRESIDENT PRINT NAME

SIGN NAME

Star Point Rules and Regulations - Revised Draft

Final Audit Report

2026-06-09

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