

**210 Cooper Condominiums**  
**Rules and Regulations**  
**Revised March 2023**

These R&Rs apply to all residents of 210 E Cooper Avenue: owners, tenants/renters, and visitors. It is the responsibility of the owner to ensure all tenants/renters receive a copy of these R&Rs. The unit owner is ultimately responsible for what takes place in the owner's unit.

**Quiet Hours:** 10 pm to 8 am. No Unit owner or occupant may use or allow the use of the Unit or Common Elements in any manner which creates noise which can be heard by persons in another Unit that will, in the Board's sole discretion, unreasonably interfere with the rights, comfort or convenience of any other Owner, members of his or her family, guests, invitees, or occupants of his or her Unit. During these hours, all residents must make reasonable efforts to mitigate noise so as not to disturb those in neighboring units. This includes noise coming from such sources as TVs, radios, musical instruments, furniture moving and loud conversations. The units in the Condominium are built in close proximity to one another, resulting in the sharing of common walls, floors and ceilings. As a result, noise and vibration may be detectable between Units or between Units and Common Elements. Therefore, an Owner or occupant shall not conduct activities within a Unit or use a Unit in a manner that interferes with or causes disruption to the use and quiet enjoyment of another Unit by its respective Owner and occupant. Any fighting, screaming, shouting, excessively loud talking, whistling, or playing music or television, raucous behavior outside of a Unit at any time or within a Unit if such conduct can be heard in the normal course of activities in any other Unit(s) would be a violation. All of this section is taken from 210 Cooper amended and restated condominium declarations.

**Parking:** Parking spaces in the basement garage and the back of the building are not assigned or reserved. Each unit may have a **single** parking space in one of the two locations on a first-come basis. Any vehicle parked in these locations must display a properly issued 210 parking tag in the front of the vehicle. Renters/tenants must obtain this tag from the unit owner or its rental agent. Parking on the street is not controlled by the Condo Association. Violators will get Stickers, be booted, or towed.

**Smoking:** There shall be no smoking of tobacco or similar products within any Unit, on balconies or walkways, or within 15 feet of the Condominium building.

**Bicycles/Strollers/Scooters** or other equipment including shopping carts may not be stored in front of the building (for more than about 10 minutes) but must be in the unit or the basement garage. There are bicycle racks in the garage for residents' and tenants' use. Scooters must be parked in the bicycle area. Bicycles and scooters must be identified in some way with the owner's name and unit number. We recommend locking all vehicles as the Condo Association is not responsible for damage or theft.

**Trash/Recycle:** There is a shed at the back of the building for all trash and recycle. Trash bags go in the large metal container and mixed recycle in the two green containers. Our Condominium Association is committed to being environmentally friendly. Please recycle all clean paper, glass, metal cans, recyclable plastics and cardboard boxes. Very small boxes may be put in a green container but larger boxes must be broken down and placed between a green container and the wall. Styrofoam and plastic sacks cannot be recycled in Aspen

and must go in the trash. Please dispose of your trash/recycle in a way to keep the shelter organized and usable by all 210 residents. **It is a violation to put trash bags/boxes in front of the building for any length of time.**

**Animals:** Only owners may have a single pet on premises that has been authorized by the Condo Board of Managers. Renters and visitors may not have an animal unless authorized by Federal law, for example, a service animal or ESA animal. Any animal on premises must have its paperwork submitted to the board prior to its arrival. It is a violation to not pick up your animal's waste immediately or to allow any animal to be a noise disturbance or otherwise disturb or threaten other residents or pets.

**Long-Term Parking:** Long-term parking is defined as longer than six months in one condo parking space and is only allowed by owners. Such vehicles must display a properly issued 210 parking tag, be licensed, and insured. If long-term parking, as defined here, lasts longer than six months, it must be approved by the Board of Directors. Owners of long-term vehicles must leave a key with the property management company in case a vehicle needs moving in an emergency.

**Cooking Grills:** Use of cooking grills is prohibited on front balconies or anywhere in front of the building but may be used in rear of building or on rear balconies if fueled by bottled gas.

**Personal Belongings:** Residents may not store personal belongings (other than vehicles and bikes) in the basement. If there is a need to store something on a short-term basis and space is available in the garage, permission must be obtained from the Board of Directors or property management.

**Firewood:** Owners may store firewood on second and third floor balconies only if it is contained inside a box approved by the Board of Directors. For insurance reasons we cannot have loose and exposed firewood on balconies.

**Heat in winter:** per the declarations all units must leave heat on at a minimum of 55 degrees during winter months.

**Vacant units:** If your unit is vacant for more than 5 days it's a requirement to shut off water to your unit.

**Cleaning Supplies:** No cleaning supplies and equipment or other compostable materials may be stored in the space housing water heaters and heating boilers. Such storage is in violation of fire code.

**STR's: Rentals of less than 30 days are banned at 210 Cooper:** Per the declaration amendment pass on 12/12/2023 there will be no rentals in the building of less than 30 days.

**Tenant/Guest Information Form:** An information form will be required to be filled out by Tenant/unaccompanied Guest and sent to [210coopertenants@gmail.com](mailto:210coopertenants@gmail.com) for every occupant prior to arrival and check in. The form will include occupants' names, phone number, car information and length of stay at our building as well as an acknowledgement that they have read the 210 Cooper Rules and Regulations. The owner must sign the form

attesting that the unaccompanied guest is a close friend or family and that no dollars or anything of value is changing hands in exchange for the occupancy.

**If there is a service animal, or ESA animal, it must be noted on the form and the tenant must provide the additional information as required on the tenant information form and the animal information must be sent to the HOA board before the tenant's arrival on the property.**

**Violations: The owner of each condominium unit comprising the 210 Cooper Condominium Association is ultimately responsible for compliance, by self, visitors, and tenants/renters with declarations, by-laws, and rules, regulations and policies governing occupancy and use of the unit and all common areas and grounds.**

Violations where time is an issue (for example, noise, smoking, barking dog) may be given by telephone or electronic means. When time is not an issue, the owner shall be notified in writing delivered to the unit, mailed or conveyed by electronic means.

The notice shall describe the violation and provide a reasonable time for resolution. If resolution is not accomplished within the time specified in the notice, the Association is authorized to assess fees in the maximum amount allowed by law after one warning, and these fines will be updated periodically.