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NEUSTETERS BUILDING CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS REGARDING KEYS AND LOCKS

Adopted December 13, 2007

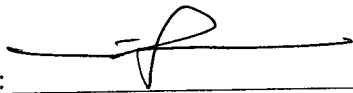
The following rules and regulations have been adopted by the Neusteters Building Condominium Association, Inc. ("Association") pursuant to Colorado statutes, for Keys and Locks.

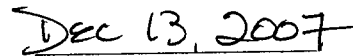
1. If a residential unit door lock is replaced, it must match current locks in style & color.
2. If a residential unit lock is changed or re-keyed, the Building Manager must be provided with a copy of the new key within seven days. This key will only be used to enter a residential for:
 - A. Inspections of central fire, alarms and sprinklers as required by the City of Denver.
 - B. Periodic air-conditioner condensate drain cleaning to prevent water damage to the unit and those below.
 - C. Fire or other emergency inside a unit. The Building Manager, if available, will try to open the door before the Police or Fire Department breaks it down. If broken down, Owner and Owner's insurance company will be responsible for door replacement.
 - D. Water from a unit causing damage to other units.
 - E. Turning off the electricity to the hot water heater to protect the heating elements if the water in the building or column needs to be drained for an extended period of time.
 - F. Verifying the safety of a resident, if there is a reasonable reason to believe assistance is needed.
 - G. As necessary to remedy a hazardous or serious violation of the rules, bylaws, or declaration using such force as may be necessary in so doing, without being liable for damages and the Association or Managing Agent shall not be deemed guilty in any manner of trespass in so doing.
 - H. Any other situation, which in the judgment of the Building Manager or Board of Directors justifies or necessitates entry into a residential unit.
3. Fines will be imposed for the violation of this policy in accordance with the Enforcement Policy.
4. The Board of Directors reserves the power to establish, make and enforce compliance with such additional rules and regulations as may be necessary for the operation, use and occupancy of the Building with the right to amend the same from time to time by resolution duly proposed and approved at any Board of Director's meetings.

PRESIDENT'S CERTIFICATION:

The undersigned, being the President of the Neusteters Building Condominium Association, Inc., a Colorado non-profit corporation, certifies that the foregoing rules and regulations were adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on December 13, 2007, and in witness thereof, the undersigned has subscribed his/her name.

NEUSTETERS BUILDING CONDOMINIUM ASSOCIATION, INC.,
A Colorado non-profit corporation

By: 
President


Date