

RULES: COURTESY & RESPONSIBILITY

INTRODUCTION: Condominium living is designed to create a lifestyle where joint ownership of property promotes the common welfare. Rules are subject to change as governed by the Declaration and Bylaws of the Association.

Rules outlined in the Declarations cannot be changed except through amendment to the Declarations.

The Board of Directors can adopt other rules as necessary for the Association.

Effective September 7, 2022 all previous Board of Director's adopted rules in this section are terminated & are replaced by rules adopted at the September 7, 2022 Board of Director's regular meeting.

➤ **PARKING RESTRICTION**

- No vehicle, operable or inoperable, shall use the turnarounds at the end of the entry drives for overnight parking unless there is an exception announced by the Board for short-term situations such as drive repair work being performed.
- No unit owner may do repair work on a vehicle outside a unit including the unit owner's driveway for more than 6 straight hours. And,
- If a vehicle is parked in any Common Element including the turn-around at the end of the entry drives overnight or is having outdoor repair work performed in Common or Limited Common Elements on a vehicle in excess of 6 straight hours without prior Board approval, the Unit Owner will be subject to a \$25.00 per night fine by the Association effective each day the vehicle stays parked in a restricted area.

➤ **PETS ALLOWED**

- Unit owners may have up to two pets

➤ **PET CONDUCT**

- When outside, pets must be kept on leashes
 - The length of the leash must be short enough for the walker to maintain control of the pet
- Pet feces must be immediately picked up & properly disposed from all 'common' and 'special common' areas (example: the grass, drives and/or the patio of a unit)
- Pet(s) shall not be permitted by their walkers to defecate and/or urinate on or near the walkways going to condo units or on or near the planting beds around any of the condo units

➤ **VIOLATION OF PET RULES**

- If grass, plantings or other Association property is damaged by a pet, the pet's owner may be required to repair/replace the damaged areas at the pet owner's expense
- If a pet owner does not comply with the pet rules it shall lead to enforcement action by the Board
- **TRASH/RECYCLING CONTAINERS**
 - Trash and/or recycling bins shall not be placed outside for pick-up before 4:00 p.m. before the day of pick-up
 - Trash & recycling bins must be put away the same day of the trash/recycling pick-up
 - Both the trash bin & the recycling bin must have the number of their Unit clearly marked on the front portion of the lid and/or the upper front part of the bin in a minimum of 3" numbers
 - A Unit Owner may choose to mark their bin(s) with a letter "S". The "S" indicates a "shared" bin(s) that signals permission for another Unit Owner who may not have too many items to dispose of or who might have trouble managing the bin(s), to put items in the bin(s) marked with a "S"
 - The shared option is discretionary
- **PEST CONTROL**
 - Pest control in the interior is the Unit Owner's responsibility including cost of remediation
 - Pest control in the planting beds is the Unit Owner's responsibility including cost of remediation