

FOREST PARK CONDOMINIUM ASSOCIATION

HOUSE RULES

The following House Rules have been developed to promote harmonious living within Forest Park Condominium Association. Any person who purchases, leases, rents or occupies any unit thereby agrees to abide by the Declaration, Bylaws and these House Rules.

Residence and Use Restrictions

All residences shall be used exclusively for single family residential purposes except for home professional pursuits not requiring regular visits from the public or unreasonable levels of mail, shipping, trash or storage provided that there exists no external evidence thereof.

A unit owner may lease their unit, but such lease arrangement must be in writing, may not be leased or rented for a term of less than thirty (30) days, must comply with the terms of the Association governing documents must not be for transient or hotel purposes, must provide that the failure to comply in all respects with the Association governing documents shall be a default under the terms of the lease and must be approved by the Board of Directors.

Residential and Guest Parking

All resident vehicles shall be kept, placed, stored and maintained within the unit garage or driveway.

No automotive repairs.

No wrecked, inoperative, vandalized or otherwise derelict appearing automobiles shall be kept, placed, stored or maintained anywhere within the community except within a unit garage.

Nuisances

No noxious or offensive activities shall be carried on anywhere within the community, nor shall anything be done therein which might be, or may become, an annoyance or nuisance to the community.

Municipal "Quiet Hours" strictly enforced – please be conscience of music, talking on decks, with open windows, etc.

The Association shall have the right to prohibit maintenance of any animal which constitutes, in the opinion of the Board of Directors, a nuisance to any other owner.

Pets

No animals, livestock or poultry of any kind shall be raised, bred, or kept in any unit, except domestic dogs, cats or other normal household pets, provided that they are not kept, bred or maintained for commercial purposes.

Dogs and cats shall be restrained at all times to prevent them from becoming a nuisance. Restrained shall be defined as on a leash, help by a person capable of controlling the animal. At no time shall pets be allowed on or in common areas unsupervised, unleashed, or tethered to buildings or landscaping.

Except as otherwise provided in writing by the Board of Directors; nor more than two each (dogs, cats, birds) may be kept within any unit.

Exterior

No exterior modifications, changes, additions, etc may be completed without prior review by the board of directors. This process takes a minimum of ten (10) days. Homeowners will be responsible for costs incurred to correct any unapproved modification, change, addition, etc. Requests for modifications need to be on the approved form available from the management company.

NO basketball standards or other athletic fixtures shall be attached to any residences, or maintained *in sight* within the community. This includes skateboard and/or bicycle ramps.

There shall be no exterior storage of any items, including trash cans.

Trash, garbage, refuse or other waste shall be disposed of through a designated container. No owner shall permit or cause any trash, garbage, refuse or other waste to be disposed of on any portion of the Property. Trash should be set out no sooner than the evening before pick-up day and trash containers shall be put away, out of sight, no later than the evening of pick-up day. *(Note: Alaska Waste Management recommends during the summer months that trash not be put out for pick-up until the morning of pick-up service to avoid possible fines for "bear baiting".)*

Decks shall be maintained in a clean and orderly fashion. No storage of any kind is allowed on decks. Deck tables and chairs are acceptable. Deck maintenance is a homeowner responsibility (limited common element).

Proper window coverings must be used in the windows visible from the street (no blankets, sheets, flags, foil, etc.).

Christmas decorations may be placed for display no sooner than October 1, and must be removed no later than January 31 (excluding "City of Light" white lights, which are removed after the last musher of the Iditarod crosses the finish line). All other holiday decorations shall be removed promptly at holiday end.

Preventative & Emergency

Any person authorized by the Board of Directors shall have the right of access to all portions of the Property for the purpose of correcting any condition threatening a unit or common areas. In cases of emergencies, no request or notice is required for entry and such right of entry shall be immediate, whether or not the unit owner is present at the time.

Violations

The Board of Directors reserves the authority to establish, make and enforce compliance with such additional rules and regulations as may be necessary, with the right to amend the same from time to time and to impose reasonable fines for infractions of all rules and regulations.

On April 15, 2007, the Board of Directors adopted the following schedule of fines for violations: First violation \$75.00; Second violation \$150.00; Third violation \$300. If the violation continues, the Board of Directors may seek injunctive relief by legal action, the cost of which will be billed back to the unit owner involved.

The application of terms in the above shall be interpreted by the Board of Directors as that which a reasonable person, under reasonable circumstances, would normally interpret the application of terms to be.