

Lake View Estates Condominium Association

House Rules

The following House Rules have been developed to ensure harmonious living within Lake View Estates Condominium Association. All present and future owners, tenants and occupants of any home within Hampton Green are subject to these rules. Any person who purchases, leases, rents or occupies any unit thereby agrees to abide by the covenants, conditions and restrictions as set forth in the Declaration, Bylaws and these House Rules.

Article XIX. Persons and Units Subject to Documents, Section 19.2 Adoption of Rules. The Executive Board may adopt Rules regarding the use and occupancy of Unit, Common Elements, and Limited Common Elements and the activities of occupants, subject to Notice and Comment.

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. **Article X Restrictions on Use, Alienation and Occupancy, Section 10.1 Use and Occupancy Restrictions**

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. A copy of the lease agreement must be provided to the Association. **Article X Restrictions on Use, Alienation and Occupancy, Section 10.3 Restrictions on Alienation**

Residential and Guest Parking

All resident vehicles shall be kept, placed, stored and maintained within the unit garage or **original asphalt** driveway. There is absolutely no on-street parking. **Article X Restrictions on Use, Alienation and Occupancy, Section 10.2 (c) Occupancy Restrictions and Article XXIII Executive Board, Section 23.2 Powers and Duties**

Guest parking is to be utilized by guests only. Residents may not utilize guest parking. Owners of vehicles utilizing guest parking in excess of five consecutive days and/or 20 days within a 30-day period without notifying management office are considered residents – not guests. Special arrangements can be made via the management office. **Article XXIII Executive Board, Section 23.2 Powers and Duties**

Recreational vehicles may not be parked or stored anywhere on Lake View Estates. This includes, but is not limited to, trailers, mobile homes, truck campers, detached camper units, boats, snow machines, etc. A 24-hour loading/unloading period is acceptable within individual driveways. **Article X Restrictions on Use, Alienation and Occupancy, Section 10.2 (c) Occupancy Restrictions and Article XXIII Executive Board, Section 23.2 Powers and Duties**

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. Violators will be towed at the owner's expense. **Article X Restrictions on Use, Alienation and Occupancy, Section 10.2 (c) Occupancy Restrictions and Article XXIII Executive Board, Section 23.2 Powers and Duties**

There shall be no automotive repair (except for minor emergency repairs) conducted anywhere on Lake View Estates. **Article X Restrictions on Use, Alienation and Occupancy, Section 10.2 (c) Occupancy Restrictions**

At no time will vehicles be parked on lawns, private or common. Residents and their visitors will take care when driving through the neighborhood to avoid cutting corners or backing into grass areas. **Article XXIII Executive Board, Section 23.2 Powers and Duties**

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. **Article X Restrictions on Use, Alienation and Occupancy, Section 10.2 (b) Occupancy Restrictions**

The Association shall have the right to prohibit the keeping of any animal which constitutes, in the opinion of the Board of Directors, a nuisance to any other owner. **Article X Restrictions on Use, Alienation and Occupancy, Section 10.2 (d) Occupancy Restrictions**

Motorcycles, loud vehicles, car stereos should be maintained to a minimum while entering or exiting the community. **Article XXIII Executive Board, Section 23.2 Powers and Duties**

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. **Article X Restrictions on Use, Alienation and Occupancy, Section 10.2 (d) Occupancy Restrictions**

Dogs and cats shall be restrained at all times to prevent them from becoming a nuisance. Restrained shall be defined as on a leash, held 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. **Article X Restrictions on Use, Alienation and Occupancy, Section 10.2 (d) Occupancy Restrictions**

Except as otherwise provided in writing by the Board of Directors; nor more than two cats or dogs may be kept within any unit. **Article X Restrictions on Use, Alienation and Occupancy, Section 10.2 (d) Occupancy Restrictions**

Pets shall not be walked on Association common grounds. Pets shall be cleaned up after immediately. **Article X Restrictions on Use, Alienation and Occupancy, Section 10.2 (d) Occupancy Restrictions**

In accordance with **Article VII Maintenance, Repair and Replacement, Section 7.4 Allocation of Costs of Repairs**, each Unit Owner will reimburse the Association for any costs incurred for repairs and maintenance performed by the Association for repairs necessitated due to damages by a Unit Owner.

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. Included with the approved form needs to be attached a copy of the plat for your Unit. **Article XII. Additions, Alterations, and Improvements, Section 11.1 Additions, Alterations, and Improvement by Unit Owners (a) and Article XXIII Executive Board, Section 23.2 Powers and Duties**

NO basketball standards or other athletic fixtures shall be attached to any residences. Portable standards shall not be maintained *in sight* within the community during winter. This includes skateboard and/or bicycle ramps. Only Alaska State or United State of America flags may be displayed. **Article XXIII Executive Board, Section 23.2 Powers and Duties**

NO signs, posters, displays or other advertising devices of any character shall be erected or maintained on, or shown or displayed from, the residences without prior written approval having been obtained from the Board of Directors; provided, however, that the restrictions of this rule shall not apply to any sign or notice of customary and reasonable dimension which states that the premises are for rent or sale. The Board of Directors may summarily cause all unauthorized signs to be removed and destroyed. **Article XXIII Executive Board, Section 23.2 Powers and Duties**

There shall be no visible exterior storage of any items, including trash cans. **Article X. Restrictions on Use, Alienation, and Occupancy, Section 10.2 (a) Occupancy Restrictions**

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. **Article XXIII Executive Board, Section 23.2 Powers and Duties**

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".

Balconies, decks and porches shall be maintained in a clean and orderly fashion. No storage of any kind is allowed on decks. Balcony tables and chairs are acceptable, neatly maintained. **Article X. Restrictions on Use, Alienation, and Occupancy, Section 10.2 (a) Occupancy Restrictions and Article XXIII Executive Board, Section 23.2 Powers and Duties**

Proper window coverings must be used in the windows and/or sliders (no blankets, sheets, flags, foil, etc.). **Article XXIII Executive Board, Section 23.2 Powers and Duties**

Christmas decorations may be placed for display no sooner than Thanksgiving, and must be removed no later than January 31. All other holiday decorations shall be removed promptly at holiday end. **Article XXIII Executive Board, Section 23.2 Powers and Duties**

At no time shall residents push snow from individual driveways or walkways onto the common access drive. **Article XXIII Executive Board, Section 23.2 Powers and Duties**

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. **Article VII Maintenance, Repair and Replacement, Section 7.3 Access.**

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.

Article XXIII Executive Board, Section 23.2 Powers and Duties

Schedule of fines for violations (after initial written notice and failure to comply): First violation \$100.00; Second violation \$200.00; 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.