

## **Whisperwood Hill Condominium Association**

### **House Rules**

The following House Rules have been developed to ensure harmonious living within Whisperwood Hill. All present and future owners, tenants and occupants of any home within Whisperwood Hill 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 XX. Persons and Units Subject to Documents, Section 20.2 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 IX Restrictions on Use, Alienation and Occupancy, Section 9.1 (a) Residential Use**

Each Unit Owner shall keep their Unit and the Limited Common Elements that they are responsible to maintain, in a good state of preservation and cleanliness. **Article IX Restrictions on Use, Alienation and Occupancy, Section 9.1 (c) Residential Use** Landscape Maintenance Standards are available for the proper, consistent maintenance of lawns. **Article VI Maintenance, Repair, and Replacement, Section 6.1 Common Elements, (b) Maintenance, Repair, and Replacement Obligations of Unit Owners with Respect to Certain Limited Common Elements**

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 six (6) months, 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 a copy of all leases and rental agreements shall be given to the Association. **Article IX Restrictions on Use, Alienation and Occupancy, Section 9.1 (n) Leasing**

#### **Residential and Guest Parking**

No trailers, mobile homes, truck campers, detached camper units, boats, snow machines, commercial vehicles shall be kept on driveways or community streets. These vehicles may be kept within each Unit's rear yard area, so long as this area is fenced and a proper parking pad is provided (Design Review Submittal required). A 24-hour loading/unloading period is acceptable within individual driveways. **Article IX Restrictions on Use, Alienation and Occupancy, Section 9.1 (h) (i) Parking and Vehicles and Storage and Article XXIV Executive Board, Section 24.2 Powers and Duties**

No commercial vans or business related vehicles, or heavy equipment may be kept anywhere on the property. **Article IX Restrictions on Use, Alienation and Occupancy, Section 9.1 (h) (v) Parking and Vehicles and Storage**

No wrecked, inoperative, vandalized or otherwise derelict appearing automobiles shall be kept, placed, stored or maintained anywhere within the community. **Article IX Restrictions on Use, Alienation and Occupancy, Section 9.1 (h) (iv) Parking and Vehicles and Storage**

There will be no automotive repair conducted in the open anywhere on the Property. **Article IX Restrictions on Use, Alienation and Occupancy, Section 9.1 (h) (iii) Parking and Vehicles and Storage**

At no time will vehicles be parked on ANY portion of 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 XXIV Executive Board, Section 24.2 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 IX Restrictions on Use, Alienation and Occupancy, Section 9.1 (d) Nuisances**

Motorcycles, loud vehicles, car stereos should be maintained to a minimum while entering or exiting the community. **Article XXIV Executive Board, Section 24.2 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 IX Restrictions on Use, Alienation and Occupancy, Section 9.1 (k) Pets**

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. The Association will strictly enforce the Municipal Leash Law in regards to pet maintenance. **Article X Restrictions on Use, Alienation and Occupancy, Section 10.2 Use and Occupancy Restrictions (e)**

No more than two (2) domestic pets, being either two (2) dogs or two (2) cats or one (1) dog and one (1) cat, of gentle disposition, may be kept in a unit. **Article IX Restrictions on Use, Alienation and Occupancy, Section 9.1 (k) (i) Pets**

Pets shall be cleaned up after immediately. **Article XXIV Executive Board, Section 24.2 Powers and Duties and Municipal Code**

Pets (cats and dogs) shall be on a leash, held by a person capable of controlling the animal at all time, when outside a Unit. **Article IX Restrictions on Use, Alienation and Occupancy, Section 9.1 (k) (iv) Pets**

### **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 (which can be found in the POS) indicating the plans of such modifications and obtain utility locations. In accordance with **Article XII. Additions, Alterations, and Improvements, and Article XXIV Executive Board, Section 24.2 Powers and Duties**

Basketball hoops, backboards, baseball cages, hockey cages, skateboard ramps and recreation apparatus shall be portable and stored out of sight from the street and other adjoining lots during the winter season. No permanent recreation apparatus is allowed. **Article IX Restrictions on Use, Alienation and Occupancy, Section 9.1 (r) Basketball and Baseball Equipment**

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 IX Restrictions on Use, Alienation and Occupancy, Section 9.1 (f) Signs**

There shall be no exterior storage of any items, including trash cans. **Article IX Restrictions on Use, Alienation and Occupancy, Section 9.1 (g) Garbage and Refuse Disposal**

Each Unit Owner shall keep their Unit and the Limited Common Elements that they are responsible to maintain, in a good state of preservation and cleanliness. **Article IX Restrictions on Use, Alienation and Occupancy, Section 9.1 (c) Residential Use** Landscape Maintenance Standards are available for the proper, consistent maintenance of lawns. **Article VI Maintenance, Repair, and Replacement, Section 6.1 Common Elements, (b) Maintenance, Repair, and Replacement Obligations of Unit Owners with Respect to Certain Limited Common Elements**

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 XXIV Executive Board, Section 24.2 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".*

Proper window coverings must be used in the windows visible from the street (no blankets, sheets, flags, foil, etc.). Window coverings shall be white, neutral or light in color when viewed from the street. **Article IX Restrictions on Use, Alienation and Occupancy, Section 9.1 (l) Window Coverings**

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. **Article IX Restrictions on Use, Alienation and Occupancy, Section 9.1 (m) Holiday Lighting**

#### **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 VI Maintenance, Repair and Replacement, Section 6.3 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 XXIV Executive Board, Section 24.2 Powers and Duties**

On October 8, 2009, the Board of Directors adopted the following schedule of fines for violations: 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.