

Ocean Point Condominium Association

House Rules

The following House Rules have been developed to ensure harmonious living within Ocean Point. All present and future owners, tenants and occupants of any home within Ocean Point 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 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, and a copy of all leases and rental agreements shall be given to the Association. **Article X Restrictions on Use, Alienation and Occupancy, Section 10.6 Restrictions on Alienation**

The Association will hold community-wide garage sales. Any other garage sales are prohibited without prior written approval from the Board of Directors. Obtain approval by submitting written request through the management office. **Article XXIII Executive Board, Section 23.2 Powers and Duties**

Residential and Guest Parking

All resident vehicles shall be kept, placed, stored and maintained within the unit garage or **asphalt** driveway. There is absolutely no on-street parking – towing strictly enforced. **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 – towing strictly enforced. 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. Guest parking is not available Nov 1 – April 15th due to snow storage, towing strictly enforced. **Article XXIII Executive Board, Section 23.2 Powers and Duties**

No trailers, mobile homes, truck campers, detached camper units, boats, snow machines, commercial vehicles shall be kept, placed, stored or maintained anywhere except within a unit garage. A 24-hour loading/unloading period is acceptable within individual driveways. **Article X Restrictions on Use, Alienation and Occupancy, Section 10.2 Occupancy Restrictions (c and d) and Article XXIII Executive Board, Section 23.2 Powers and Duties** [Per legal counsel advice, "commercial vehicle" has been defined as: Any vehicle other than a motorcycle, standard passenger car, and pick-up truck with factory manufactured step-side or flare-side bed

shall be considered a "commercial vehicle". Vehicles with flatbeds or pipe racks, and vehicles larger than a standard one-ton pick-up, are expressly prohibited. Business advertising shall be an indication of a "commercial" vehicle although magnetic door signs on a standard passenger vehicle or pick-up shall generally be acceptable. Decisions of the Board of Directors as to whether any questionable vehicle is a "commercial vehicle" shall be final and binding on the homeowners.]

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

There will be no automotive repair conducted in the open anywhere on the Property. **Article X Restrictions on Use, Alienation and Occupancy, Section 10.2 Occupancy Restrictions (b)**

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 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 Occupancy Restrictions (f)**

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 Use and Occupancy Restrictions (e)**

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)**

Except as otherwise provided in writing by the Board of Directors; nor more than three pets within each unit, no more than two of which shall be dogs. **Third Amendment to Declaration, Recorded February 5, 2004**

Pets shall not be walked on Association common grounds. Pets shall be cleaned up after immediately. **Article XXIII Executive Board, Section 23.2 Powers and Duties**

In accordance with **Article VII Maintenance, Repair and Replacement Section 7.2 Units, and Section 7.4 Allocation of Costs of Repairs and Maintenance**, each Unit Owner will reimburse the Association for any costs incurred for repairs and maintenance performed by the Association under the provisions of Section 7.2 in relation to pet waste.

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 XXIII Executive Board, Section 23.2 Powers and Duties**

NO basketball standards or other athletic fixtures shall be attached to any residences, or maintained *in sight* within the community. Skateboard and/or bicycle ramps are permitted in driveways only, and shall also be maintained out of sight. **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 exterior storage of any items, including trash cans. **Article X. Restrictions on Use, Alienation, and Occupancy, Section 10.2 Occupancy Restrictions (a)**

All Unit Owners shall maintain their Units in a clean and well maintained condition. **Article X Restrictions on Use, Alienation, and Occupancy, Section 10.2 Occupancy Restrictions (a), and Article VII Maintenance, Repair and Replacement, Section 7.2 Units**

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".

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

Proper window coverings must be used in the windows visible from the street (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 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 XXIII Executive Board, Section 23.2 Powers and Duties**

Residents are responsible for the proper maintenance of their yards to include mowing, fertilizing, watering, and reseeding as necessary. The Association has developed landscape standards, a

copy of which is available from the management office. Yard maintenance will be monitored and enforced by **Article VII Maintenance, Repair and Replacement Section 7.2 Units.**

At no time shall residents push snow from individual driveways 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

On March 31, 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.

Amended: July 30, 2008
Revised: March 31, 2009
Revised: June 29, 2016