

House Rules for South Park Condominiums

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Redistributed: October 2016

This set of House Rules supersedes all past copies. These rules apply to all owners, renters, or visitors within the South Park Condominium complex. **It is the responsibility of the owners that have rental units to present their tenants with a copy of these rules and to make sure that they abide by them.**

SPEED LIMIT inside South Park is 5 MPH, please inform your guests of the speed limit.

NOISE: Quiet hours are from 10:00PM to 9:00AM. Please respect your neighbors and keep noises inside and outside your unit at a non-disruptive volume from music, tv, video games, pets, and children.

In an effort to communicate more efficiently with owners in the complex, the Board of Directors frequently post notice of building maintenance, construction on property, and community events to individual units. These notices are not considered solicitations, they are part of doing business as a community. Having a "No Solicitors" sign, does not prohibit the Board of Directors or agent hired the Association, from posting notice to a unit.

There are no door to door sales within the subdivision. If your child is selling items for Girl Scouts, Boy Scouts, school or an extracurricular organization, you may use the FaceBook page.

Real estate agents and FSBOs, are not permitted to post for sale signs in individual yards. For Sale and For Lease signs may be placed on free standing posts at the entry, provided that the post is NOT embedded in the yard. 1 sign is also allowed to be placed in the upper window of the unit OR the window by the front door.

If you are a homeowner who wishes to rent their unit, you must request permission to lease the unit. This is to protect the financing options available to all units within the Association. If you are a homeowner who rents their unit please ask for the rental packet available from PMSI.

I. ANIMALS:

- A. No livestock, poultry, or other animals shall be allowed, or kept in any part of the complex except for dogs, cats, and other household pets.
- B. There will be no more than two animals allowed in any unit: two dogs, or two cats, or a dog and a cat.
- C. By ordinance, any time animals are outside they must be on a leash accompanied by the owner. If animals are found loose without tags, the animal will be taken to the pound.
- D. Owners must immediately clean up animal waste after their pets. This includes all common areas, asphalted areas, decks, porches and enclosed fenced yards.

II. TRASH:

- A. Designated trash day is Monday. Ensure that your garbage is placed at the end of your driveway. Trash may be placed out Sunday night after 8PM, except during the spring when trash needs to be kept inside until the morning of trash day, to ensure bears are not lured into the complex. Ensure containers are closed to prevent animals from getting into them and wind blowing it around.
- B. Bags of trash will no longer be picked up by the trash company. Excessive trash (not fitting into your can) must be called into the office, 1 week prior to pickup, you will be assessed the cost of the excess trash.
- C. All trash cans must be placed inside the unit no later than Monday evening at 8:00PM. Remember decks and porches are not authorized storage areas for trash cans.
- D. If you use the dumpster in the parking lot, DO NOT OVER FILL IT. Furniture and boxes need to be broken down. If the overflow continues to happen the dumpster will be removed from the property.

III. SAFETY:

- A. Cars are not allowed to idel for more than 10 minutes (by Anchorage Municipality Code) or in any area of South Park to include: Driveways, parking lots or on curbing, this includes during the winter.
- B. If your vehicle is backed in please pull away from the building while warming your car, fumes will drift into your home and that of your neighbors.
- C. Residents who smoke need to be mindful of the impact to their neighbors, this includes inside and outside of the unit.
- D. No BB, Paint or Pellet guns, as well as sling shots, bows or any other item that can fire harmful complexiles shall be displayed or discharged in an unnecessary or illegal manner anywhere in the complex.
- E. No climbing on buildings, roofs, fences, light poles, signs, hydrants or trees is allowed.
- F. No bonfires, or fire pits are permitted.
- G. BBQs are not permitted to be used or stored on upper decks. BBQs are not allowed to be used on lower decking and must be moved to at least 10 feet from any wooden structure. Do not return your grill to deck until it is completely cooled down. Ashes may not be dumped onto any grassy area.

IV. UNITS AND LIMITED COMMON AREAS:

A. WINDOW COVERINGS:

All windows are to be covered by coverings which are specifically designed as window coverings, such as: curtains, drapes, blinds, or shades. NO FOIL, SHEETS OR BLANKETS SHOULD BE VISIBLE FROM THE OUTSIDE.

B. DECKS AND PORCHES (this includes; front, back and upper balconies):

- 1. Owners must keep their decks in good repair, will present a neat appearance and be free of clutter.
- 2. No trash or trash containers will be left on any deck areas.
- 3. Decks will not be used as storage areas. Bicycles, firewood, riding toys may be placed on decks, but neatly stored.
- 4. All cooking grills are to be kept on the lower deck.
AT NO TIME SHOULD ANY GRILLS BE ON UPPER DECKS, EVEN TO STORE IT.
- 5. All firewood is to be kept neatly stacked at all times.
- 6. All furniture on deck areas should be appropriate patio type furniture.
- 7. Freezers and refrigerators (or any other indoor appliance) shall not be kept outside of the unit.
- 8. Items left for donation pick up services, need to be called into PMSI and clearly labeled. If they are rejected, it is your responsibility to discard them, they cannot be left for more than a week on the porch. Doors of appliances left out for donation should be secured so that they cannot be opened.
- 9. No motorcycles, ATVs, etc. will be allowed to park on deck.
- 10. If you would like to extend your back deck OR add a fence you must get Board Approval. See PMSI for design form to fill out BEFORE complex is started.
- 11. Yards (even with privacy fencing) are Common Area and must be maintained with no items stored.
- 12. Private fencing must be accessible for lawn and building maintenance.
- 13. There should be no storage on enclosed decks.
- 14. Private yards and decks need to be kept free of pet waste.
- 15. Holiday decorations must be removed at the end of the holiday season. White lights used for the City of Lights program, must be removed when the last musher arrives in Nome (the red lantern).
- 16. Seasonal items should be stored neatly, and put away when the season is over. Pots with dead flowers removed, ice melt and shovels put away, etc.

V. DRIVEWAYS AND VEHICLES AND PARKINGLOT:

- A. Each unit is provided with three parking spaces: a single car garage and two spaces in front of the unit. At no time should anyone park in areas designated NO PARKING, FIRE LANE, OR ON RED CURBS, in the entrance way, or within 15 feet of fire hydrants.
- B. There are to be no stored vehicles in the complex. A stored vehicle is any vehicle that has not moved in 30 days. If a vehicle has been parked for 30 days without moving, they will receive a notice, giving them 5 days to remedy the situation. If the vehicle is not removed, the manager will place a fine in the amount of \$50 on the account. Fines in the amount of \$50, will be placed weekly on the account, until the vehicle is moved.
- C. Double parking is not authorized. Double parking is defined as parking behind cars in driveways, these vehicles obstruct traffic and endanger the safety of motorists within the complex. Any vehicles found in violation will be subject to impound at the owner's expense, and fined immediately.
- D. No junk or inoperative vehicles will be stored anywhere in the complex. No major repair work is to be done in the complex. Minor maintenance such as changing tires, replacing filters, or headlights is authorized. Any maintenance that requires fuel, oil, anti-freeze, or brake lines, to be disconnected is forbidden. This includes oil changes or flushing radiators and engines.
- E. Driveways are the responsibility of the unit resident/owner. During snow removal, the Association's responsibility is the roadways and entrance to the complex. There is no shoveling of snow into the center of the road, this creates a safety, push snow to the end of the driveway only. An immediate fine of \$50 will be added to your account, for pushing snow into the roadway.
- F. There is a 72 hour parking rule in the guest parking area at the northeast corner.
- G. The large parking lot (at the southwest corner) however, has a 12 hour parking rule.
- H. No motor homes, campers, snow machines, trailers, three or four wheelers, boats, etc. will be allowed to park in any area of the complex without prior approval of the Board of Directors. With approval, these types of items may be parked for up to 12 hours in the northeast guest parking area only.
- I. SPEED LIMIT inside South Park is 5MPH please inform your guests of the speed limit.

VI. COMMON AREAS:

- A. The following need to be observed:
 - No fence climbing.
 - No bike riding or rollerblading on the grass, curbs or landscaped areas.
 - Skateboarding is not allowed with in the condominium complex.
 - Balls of any kind are not to be thrown against any part of the building.
 - Hard balls such as baseballs and golf balls are not allowed.
 - Portable basketball goals are not allowed to be set up in the complex.
- B. Roofs are not to be accessed by the occupants of any unit except when cleaning windows, moving, or installing Christmas decor. Occupants do these activities at their own risk. The Association recommends these activities be performed by professionals. Under no circumstances will children or pets be allowed upon the roofs.
- C. Pools and other water toys need to be emptied and put away IMMEDIATELY when not in use.
- D. Tents erected on the property must be removed within 48 hours.
- E. Homeowners who wish to install Satellite dishes on their unit must receive permission from the Association prior to installation. See management for further details.
- F. Crawlspace and attics are limited common area and are not permitted to be used for storage of personal items.
- G. Roofs, exterior walls are common area and no changes or additions are allowed to them without permission.
- H. Pest removal is the responsibility of the unit owner.

VII. GOOD REPAIR:

- A. Residents shall at all times repair, maintain, and keep his/her unit and limited common area in good orderly condition. Any damages done to any area due to residents' or their visitors' negligence will be repaired at the owners expense. Please pick up trash in your driveways, yards or porches.

- B. Anyone installing a storm door must use white only.
- C. Anyone replacing lights by the garage may use the automatic security lights with sensors. The approved colors are black, white and brass.
- D. Front doors with windows are allowed on a unit with design approval. The door must be white.
- E. During the winter months, turn off the outside water spigot control valve located in the garage (if applicable). Open the outside spigot to drain remaining water and close it to prevent freezing. HOA will not be responsible for broken faucets freezing and breaking.
- F. When replacing windows – the white vinyl windows are the only approved style. Any new windows or doors installed must be the same style as what is there now. Window trim shall be painted in the blue to match the rest of the trim at the owners' expense.

VIII ENFORCEMENT:

- A. ANY VIOLATION OF THESE RULES OR THOSE IN THE DECLARATION (CCRs) SHALL BE HANDLED:
 - 1. A Board member will stop by the unit for a friendly discussion on the rule that is being broken, and discuss options available to the resident to bring the unit into compliance. If that does not work then,
 - 2. A written notice of violation from the Management Company will be sent to the owner of the unit. Units will be given seven (7) days to comply with the notice. If you rent your unit, it is your responsibility to ensure that your tenant is complying with the notice.
 - 3. If after seven (7) days the violation continues, a fine in the amount of \$100 will be assessed to the account.
 - 4. Fine will be incurred weekly until the violation is corrected and the unit is again in compliance.
 - 5. Once \$500 in fines have been assessed to a unit, the Board of Directors can consult with an attorney to enforce the governing documents.
- B. Any owner with a past due balance greater than 3 months of dues, will be sent to collections and will be responsible for all costs incurred by the Association. Any owner with a past due balance greater than 6 months of dues will be subject to foreclosure and responsible for all lawyer and court costs incurred by the Association.
- C. The Board of Directors of South Park Homeowners Association reserves the right to amend, add, or delete any of the above house rules.