

CEDARCREST CONDOMINIUM ASSOCIATION

HOUSE RULES

- 1) Homeowners are responsible for the action of their tenants, guests, invitees, etc.
- 2) Access to the security building should only be given to those individuals who have been properly identified and/or escorted. Efforts should be made to double check all security doors to ensure proper closure and locking. There will be no blocking open of any security door (including garage doors) for any reason.
- 3) No owner or owners of a unit may enter into an agreement to lease such unit without having obtained the written consent of the Board of Directors, which shall be granted on a first-come first-served basis.
- 4) No excessively loud noise. This includes unreasonable stereo volume as well as any other disturbance which the Board of Directors determines as excessive.
- 5) No major automobile repairs will be allowed on the premises with the exception of minor periodic maintenance.
- 6) The posting of signs, posters, or advertising devices will not be allowed without the prior written approval of the Board of Directors.
- 7) Each unit owner is liable to the Association for any damage to the common areas or any equipment to the extent that it is not covered by insurance.
- 8) No wiring, antennae, etc. will be installed on the exterior or the building or through the roof unless there is written approval of the Board of Directors.
- 9) No animal will be allowed in any residence with the exception of one cat not to exceed 25 pounds. Cat owners will be liable for any damage to person or property caused by their pet. Pet waste will not be allowed on Association property. Cats must be kept on a leash when utilizing any common area.
- 10) No parking will be allowed on the lawn areas.
- 11) No visible storage permitted on decks which detracts from the outside appearance of the building. Stabilized, wooden flowerboxes are permitted.
- 12) No business or commercial activity will be conducted in any residence.

- 13) Residents' trash and litter will only be placed inside the dumpster. Over-sized objects (mattresses, appliances, furniture) are not permitted in the dumpster; residents must make arrangements for such disposal. Cigarette butts, junk mail, newspaper, etc. will not be deposited in common areas.
- 14) There will be no exterior fires except those contained in a bar-be-que grill.
- 15) The Association shall have the right to enter any unit in case of an emergency whether or not the unit owner is present.
- 16) There will be no storage of any kind allowed in the garage parking areas with the exception of bicycles.
- 17) Garage parking is allowed only in the units designated parking spot.
- 18) Double parking, parking in such a way as to take up two parking spaces or parking in designated "No Parking" areas will not be allowed.
- 19) Car washing is for the use of residents only; residents shall make certain the car washing area is left clean.

HOUSE RULE FINE POLICY

- 1) Notice of violation will be mailed to the unit owner. The violation is to be corrected within 72 hours of receipt. Unit owners must request written authorization from the Board of Directors if the violation can not be corrected within 72 hours.
- 2) If the violation is not corrected within 72 hours, a \$25.00 fine will be levied against the unit owner.
- 3) A notice of violation will be considered a warning. A second violation of the same nature within a six month period will result in an automatic fine of \$25.00 to be levied against the unit owner.

The Board of Directors can modify, eliminate, or issue a temporary waiver to any of the above rules.

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- 2) Access to the security building should only be given to those individuals who have been properly identified and/or escorted. Efforts should be made to double check all security doors to ensure proper closure and locking. **There will be no blocking open of any security door (including garage doors) for any reason unless open door is monitored at all times.**
- 3) No owner or owners of a unit may enter into an agreement to lease such unit without having obtained the written consent of the Board of Directors, which shall be granted on a first-come first-served basis and in compliance with Article II, Section 13 of the Declarations.
- 4) No excessively loud noise. This includes unreasonable stereo volume as well as any other disturbance, which the board of Directors determines as excessive.
- 5) **The posting of signs, posters, or advertising devices will not be allowed without the prior written approval of the Board of Directors. For sale or rent signs will be restricted to the northeast corner of the property (by the dumpster or the street side) and not obstructing the view of on coming traffic by vehicles leaving the project.**
- 6) Each unit owner is liable to the Association for any damage to the common areas or any equipment to the extent that it is not covered by insurance.
- 7) **No wiring, antennae, satellite dishes, etc. will be installed on the exterior of the building or through the roof unless there is written approval of the Board of Directors**
- 8) **No animal will be allowed in any residence with the exception of one cat not to exceed 25 pounds. Pet owners will be liable for any damage to persons or property caused by their pet. Pet waste will not be allowed on Association property. Cats and "grandfathered" dogs must be kept on a leash when utilizing any common area. The Association will strictly enforce the Pet waste cleanup and leash requirements. No visiting pets are allowed.**
- 9) No visible storage permitted on decks, which detracts from the outside appearance of the building. Stabilized, wooden flower boxes are permitted.
- 10) **No business or commercial activity will be conducted in any residence. This includes the parking of any oversized work vehicles brought home with or without corporate markings or advertising. Vehicle can not hang over yellow lines (side or extend past front).**
- 11) **Resident's trash and litter will only be placed inside the dumpster. Over-sized objects (mattresses, appliances, furniture) are not permitted in the dumpster; residents must make arrangements for such disposal. Cigarette butts, junk mail, newspapers, etc. will not be deposited in common areas.**
- 12) **There will be no exterior fires except those contained in a barbecue grill located on resident's deck.**
- 13) **Smoking is not allowed in any of the common areas (the garage is common area).**

- 14) The Association shall have the right to enter any unit in case of an emergency whether or not the unit owner is present.
- 15) **Only motor vehicles currently licensed for highway use shall utilize the garage or outside parking area. The outside parking area is not for car storage. Vehicles need to move on a frequent basis and be operable at all times.**
- 16) **No automobile repairs or mechanical maintenance (engine, transmission, drive train, etc., no tune-ups, oil changing, flushing, etc.) will be permitted on the premises. Any fluid leaks will be resident's responsibility to stop and clean up.**
- 17) No parking will be allowed on the lawn areas. Caution shall be used when parking outside so as not to bump the fence.
- 18) **There will be no storage of any kind permitted in the garage parking areas with the exception of bicycles.**
- 19) Garage parking is allowed only in the units designated parking spot.
- 20) Double parking, parking in such a way as to take up two parking spaces or parking in designated "No Parking" areas will not be tolerated.
- 21) Car washing is restricted to the outside, south faucet only, and is for the benefit of Cedarcrest residents only. Residents are required to immediately clean-up the area once through, and to conserve water at all times (at no time should a hose be permitted to continually run water).
- 22) The proper operation of the fire alarm system is essential for the safety of all residents. Activation of the system by and person(s), whether a guest or a resident, for any reason except for fire, will result in a \$100.00 fine being levied against the owner of record of the unit the person(s) is/was a guest or resident of.

Revised: July, 1999
April, 1999
July, 1994
September, 1992

HOUSE RULE FINE POLICY

A notice of violation will be mailed to the unit owner. The violation must be corrected within 72 hours from receipt of the notice. If this cannot be accomplished due to extenuating circumstance, then the unit owner must submit a written request for an extension.

If the violation is not corrected within 72 hours or the authorized period of time, a \$50.00 fine will be levied against the unit owner.

A second violation of the same nature will result in an additional automatic fine of \$50.00 to be levied against the unit owner.

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- 12) There will be no exterior fires except those contained in a barbeque grill.
- 13) Smoking is not allowed in any of the common areas.

Association shall have the right to enter any unit in case of emergency whether or not the unit owner is present.

Only motor vehicles currently licensed for highway use shall utilize the garage or outside parking area.

Automobile repairs or mechanical maintenance (engine, transmission, drivetrain, etc., no tune-ups, oil changing, flushing, etc.) will be permitted on the premises.

Parking will be allowed on the lawn areas. Caution shall be exercised when parking outside so as not to bump the fence.

There will be no storage of any kind permitted in the garage parking areas with the exception of bicycles.

Garage parking is allowed only in the units designated parking spot.

Double parking, parking in such a way as to take up two parking spaces or parking in designated "No Parking" areas will not be tolerated.

Car washing is restricted to the outside, south faucet only, and is for the benefit of Cedarcrest residents only. Residents are required to immediately clean-up the area once through, and to conserve water at all times (at no time should a hose be permitted to continually run water).

The proper operation of the fire alarm system is essential for the safety of all residents. Activation of the system by and person(s), whether a guest or a resident, for any reason except for fire, will result in a \$100.00 fine being levied against the owner of record of the unit the person(s) is/was a guest or resident of.

Adopted: July, 1994
September, 1992

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- 4) No excessively loud noise. This includes unreasonable stereo volume as well as any other disturbance which the Board of Directors determines as excessive.
- 5) The posting of signs, posters, or advertising devices will not be allowed without the prior written approval of the Board of Directors.
- 6) Each unit owner is liable to the Association for any damage to the common areas or any equipment to the extent that it is not covered by insurance.
- 7) No wiring, antennae, etc. will be installed on the exterior of the building or through the roof unless there is written approval of the Board of Directors.
- 8) No animal will be allowed in any residence with the exception of one cat not to exceed 25 pounds. Pet owners will be liable for any damage to persons or property caused by their pet. Pet waste will not be allowed on Association property. Cats and "grandfathered" dogs must be kept on a leash when utilizing any common area.
- 9) No visible storage permitted on decks which detracts from the outside appearance of the building. Stabilized, wooden flowerboxes are permitted.
- 10) No business or commercial activity will be conducted in any residence.
- 11) Residents' trash and litter will only be placed inside the dumpster. Over-sized objects (mattresses, appliances, furniture) are not permitted in the dumpster; residents must make arrangements for such disposal. Cigarette butts, junk mail, newspapers, etc. will not be deposited in common areas.
- 12) There will be no exterior fires except those contained in a barbeque grill.
- 13) Smoking is not allowed in any of the common areas.

- 14) The Association shall have the right to enter any unit in case of an emergency whether or not the unit owner is present.
- 15) Only motor vehicles currently licensed for highway use shall utilize the garage or outside parking area.
- 16) No automobile repairs will be permitted on the premises. At no time will oil be disposed of on Association property, to include down the garage drains and in the dumpster.
- 17) No parking will be allowed on the lawn areas. Caution shall be used when parking outside so as not to bump the fence.
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Revised: June, 1994
September, 1992

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CEDARCREST CONDOMINIUM ASSOCIATION
HOUSE RULES

1. No noxious or offensive activities shall be carried out on the project. This shall include repair of automobiles, horns, whistles or bells, loud noises, etc. The Board of Directors shall have the right to determine what is noxious and offensive.
2. Each unit owner shall comply with all of the requirements of the local or State health authorities with respect to the occupancy and use of a residence.
3. No signs, posters, or advertising devices shall be erected without prior written approval of the Board of Directors, other than "For Sale" signs of reasonable size. This does not apply to any signs used by Declarant in connection with the original construction and sale of the condominiums.
4. Each unit owner shall be liable to the Association for any damage to the common areas or any equipment damaged to the extent that it is not covered by insurance.
5. Except for one television antenna or one visions antenna, no other outside pole, antenna, or clothesline shall be constructed without prior approval of the Board of Directors.
6. No wiring or air conditioner shall be installed on the exterior of the building which protrudes through the wall or roof unless there is written approval of the Board of Directors.
7. No animals shall be kept in any residence except one dog or cat not to exceed 25 lbs. Dogs must be kept on a leash at all times. Unit owners shall be liable for any damage to person or property caused by his pet.
8. No obstruction shall be placed or maintained on any deck in such location or height as to obstruct a view from any other resident.
9. No business or commercial activity shall be maintained or conducted in any residence.
10. Trash, garbage or other waste shall be disposed of only into a designated dumpster.
11. There shall be no exterior fires except those contained in a bar-be-cue grill.
12. The Association shall have the right to enter any unit in case of an emergency whether or not the unit owner is present.
13. There shall be no storage of any kind in the garage parking areas other than a car and bicycles.
14. Parking in garage is in designated numbered spaces only. No double parking.

Cedarcrest House Rules
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FINE POLICY

1. Notice of violation to be mailed to unit owner. Violation to be corrected within two (2) weeks.
2. If the violation is not corrected within two (2) weeks, \$25.00 fine will be levied against unit owner.

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Revised: September, 1992

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