

FIRE EAGLE CONDOMINIUM ASSOCIATION DECLARATION CLARIFICATION OR "HOUSE RULES"

All unit owners shall maintain their units in a clean and well maintained condition. No outdoor storage of trash will be permitted on any unit. The Executive Board may regulate or prohibit the exterior storage of any type of material in order to preserve the overall appearance of the property. Outdoor storage of and kind is prohibited in the front yard.

Lawn Maintenance

- Lawns must cover 70% of areas designated for a lawn
- Growth of over 1 ½ inches must be mowed
- Watering, weed removal, and fertilizing must be maintained throughout the growing season

Satellite Dish Installation

- A satellite dish may be installed only after you have received approval from your Board of Directors by submitting a design review form to the management office.
- May not be installed on the front of the unit.

Vehicle/Parking Restrictions

- There shall be no automotive repair conducted in the open anywhere on the property (any mechanical repairs must be conducted inside a unit's garage)
- No dead or unworking vehicles may be stored or parked anywhere on the property.
- Seasonal items, including but not limited to campers, boats, RV's, snow machines, 4 wheelers or trailers, may be parked or stored in the driveway (during appropriate season only) or garage, provided that there is enough parking to accommodate vehicles used by the unit.
- Guest parking spaces may not be used by unit owners or tenants at any time.
- Official vehicles may be parked either in the driveway or in guest parking areas.
- Commercial vehicles and equipment may not be parked or stored on the property except for deliveries or to complete construction.
- No street parking.
- No parking more than two cars on driveways (they will not fit without damaging the grass).

Pet Restrictions

- No live stock or poultry shall be kept in any unit
- Only domestic dogs, cats, fish, birds, and small pets may be kept as household pets, provided they are not kept, bred, or raised for commercial purposes.
- You shall be limited to no more than four pets, three of which will be dogs or cats. (Your Board of Directors may limit size and types of dog after notice and hearing, should certain sizes and types become a problem.)
- Dogs and cats belonging to a unit shall remain inside the unit except to be taken out on a leash by a person capable of controlling the animal. Any dog or cat found outside of the unit, other than on a leash being held by a person capable of controlling the animal may be removed by any person authorized by the Board of Directors (animal control).
- All owners of pets are responsible for the immediate removal of pet waste from the units and the common elements (lawns, driveways, common areas, streets, dead ends, around mail boxes, ect.)

Window Coverings

- No foil, sheets or blankets shall hang in windows in place of proper window coverings.

Trash Guidelines

- Garbage cans may not be stored outside; they must be kept inside the garage or behind a fence except on the morning of your scheduled garbage pick up.

Holiday Decorations

- All holiday decorations must be removed promptly after the holiday passes.
- Christmas lights and decorations must be removed by January 31st and white lights for City of Lights must come down when the last Iditarod racer crosses the finish line.

BBQ Regulations

- The use or storage of charcoal gas grills on balconies, decks, porches, or other combustible surfaces to reduce the chance of fire or bodily injury. This is Municipal Code.