

LOCH NESS MANOR HOMEOWNERS ASSOCIATION 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.

Nuisances

No noxious or offensive activities shall be carried on, on the premises, or anything that may be, or may become, an annoyance or nuisance to the community, such as: use of heavy equipment, loud music, or derelict vehicles, etc.

Trash Guidelines

All trash must be deposited into a designated trash container. No owner or visitor of a unit shall cause any trash, garbage, refuse, or any other waste to be disposed of on the premises, except in the designated trash container. In order to make it more efficient to return your trash container to your unit, please place your house number on the outside of the can.

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 wrecked, inoperative, vandalized or otherwise derelict appearing vehicles, and no campers, RV's, 5th wheels, boats, snow machines, commercial vehicles or trailers, may be parked or stored on the street or any other common elements of the association. Campers, RV's, 5th wheels, boats, snow machines, 4 wheelers are allowable for no more than 48 hours before and after an excursion, for loading and unloading purposes.

Signs

No signs of any kind are to be maintained, except that a unit owner may post one (1) sign of not more than five (5) feet advertising the unit for sale or lease, and must be removed as soon as unit is sold or leased.

Pet Regulations

No live stock or poultry shall be kept in any unit, only domestic dogs, cats, fish, and birds 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 two pets, (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 out side 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, streets, around mail boxes, ect.)

BBQ Regulations

According to Section 307.5 of the International Fire Code (which the municipality of Anchorage recognizes as precedent) the operation of a charcoal burner, or any other open-flame cooking device, is prohibited on combustible decks and balconies. In addition, these devices shall not be used anywhere within 10 feet of combustible construction, which could include a nearby wall, overhang, patio fence, railing, or the deck above your own deck or patio. The use of electric grills in these areas is permitted.

Exterior Installations

No outside pole or antennae shall be erected or maintained without first obtaining the approval of the Executive Board.

No air conditioning or other machine shall be installed on exterior of any building or be allowed to protrude on the walls or roof without prior written approval of the Executive Board.

No basket ball standards or other athletic fixtures may be attached to any residence on the property without prior written approval of the Executive Board.

FINE SCHEDULE / PROCEDURE

The above rules, in addition to provisions of the declaration and bylaws, will be enforced with minimum fines of \$25.00 per violation. At the discretion of the association manager or board of directors, "first offenses" will result in a warning before imposition of fines. Your Declaration of Covenants VIII, Section 2, Subsection 6: "Any fees, charges, late charges, fines, collection costs, and interest charged against a Unit Owner pursuant to the Documents and the Act are enforceable as Common Expense assessments."

Any violation may warrant larger fines, up to any amount deemed "reasonable" for purposes of Alaska Statute 34.08.320(a)(11). "...impose a reasonable charge for late payment of assessments and, after notice and an opportunity to be heard, levy a reasonable fine for a violation of the declaration, bylaws, rules, and regulations of the association..." Ongoing, recurring or intentional violations will result in fines which progressively increase in increments of \$25.00.

In addition to fines which may be levied, the board may institute legal proceedings or correct violations (i.e. repairs, restoration, vehicle towing, etc.), charging all associated costs back to the offending owner as additional assessments. If the association must retain legal counsel to enforce House Rules, Declaration or Bylaw provisions, legal costs may be assessed against the owner as additional fines. Fines will be levied to ensure compliance with association rules and regulations, rather than to raise revenue.

