

COLLEGE PLACE CONDOMINIUM ASSOCIATION, INC

GENERAL RULES AND REGULATIONS

SUMMARY OF BYLAWS OF COLLEGE PLACE CONDOMINIUM ASSOCIATION, INC

Article II

Section 1: Residence shall be used exclusively for single family residential purposes.

Section 3: No vehicle which shall not be in the operating condition shall be parked or left on the property... There shall be no exposed storage deposited, accumulated, or preserved anywhere on the property... No boats, snowmachines, motorhomes, or other recreation vehicle shall be stored anywhere on the property for any longer than twenty-four (24) hours without permission from the Board.

Section 4: No noxious or offensive activities (including, but not limited to, the repair of automobiles) shall be carried on upon the project. No unit owner shall permit or cause anything to be done or kept on the property which will increase the rate of insurance there on or which will interfere with the rights of other unit owners.

Section 6: Each unit owner shall be liable to the Association for any damage to common areas or any equipment thereon which may be sustained by reason of the negligence of said unit owner or his guest or invitees.

Section 8: No animals, livestock, or poultry shall be kept in a residence, except domestic dogs, cats, fish, and birds inside bird cages... Limited to one (1) each. The Association shall have the right to prohibit any animal which constitutes a nuisance to any other owner. Dogs and cats must be kept on a leash. Any dog or cat found unattended may be removed to a (city) pound.

Section 10: No business or commercial activity shall be maintained or conducted in any residence.

Section 12: Trash, garbage, or other waste shall be disposed of only by depositing into a designated trash container or garbage disposal. No owner of a unit shall permit or cause any trash or refuse to be disposed of on any portion of the project.

Section 13: No unit owner may lease a unit for transient or hotel purposes, nor may less than the entire unit be leased.

Article IV

Section 2: Each unit owner shall maintain, repair, replace, and restore the limited common areas assigned to his unit and all portions of this residence... in a clean, sanitary, and attractive condition.

Limited Common Area

1. Owners have 7 days upon receiving a written notice to move all and any material stored in their assigned garage parking areas. If this is not removed and cleaned up the Board will have a

contractor remove the materials at **your cost** and putting into storage of the Boards choosing. Only first month's storage will be paid. This will become part of your condo monthly dues. Responsibility for these items will be up to the owner.

2. Owners of vehicles that are notified of leaking and fluids that are not cleaned up within 7 days will be subject to a minimum of a \$75.00 charge for an outside cleaning service.
3. Any unauthorized car parking in, or across another owners garage parking space will be towed and any incurred cost added to the vehicle owners (or vehicle tenant or guest owners) condo dues.
4. No smoking in garages or on the landings.
5. Decks are not intended for storage or during of clothes and camping gear. Barbecues, chairs, flower baskets and boxes, window socks, and/or flags are acceptable on decks.
6. The garages are not intended to be used for recreational vehicles, trailers, boars, motorcycles, or camper repairs or storage without written permission of the Board. Any type of vehicle found in this state may be removed. Similar terms as rule #1.
7. Window coverings should complement the exterior of the building as well as the interior. Foils and blankets are not allowed.

Common Areas

1. No garbage is allowed to be left on the landing at any time, for any reason. If this occurs, a cleaning service will be contacted to remove such items, and the charges incurred added to unit condo dues.
2. It is up to the unit owner to make sure that the Board has the correct license plate number(s) for their cars or their tenant's cars.
3. Any vehicle left in a non-operating condition on the complex property will removed upon receiving a 24 hours notice placed up that vehicle.
4. Dogs in the common areas will be on leash at all times, and controlled by a person capable of controlling such animal. Unattended dogs left on landings, decks or in the garages are subject to immediate removal to municipal pound. (Please note that the Association has certain rights to require the permanent removal of a dog or car deemed to be a nuisance. Cleaning expenses incurred as a result of any pet in the common or limited areas will be charged to the owner.

5. No bicycles, barbecues, baby carriages, diaper pails or other personal effects shall be allowed to obstruct the stairways or landings. Materials removed will be subject to the terms of Rule #1.
6. The outside parking is on a first come first serve basis. All vehicles must be removed between stalls every seven days unless approved by the Board.
7. Garage doors are not to be disabled and/or left open unattended. Driving out without closing the garage door behind you will make you liable for any losses incurred by other owners/tenants using that garage.
8. Only units listed for a sale shall be allowed to have lockboxes mounted outside.
9. Noise ordinance is in affect from 10:00 p.m. until 8:00 a.m.

Garage Door Policy

The Association maintains the garage doors periodically to insure proper working order; the garage doors are not maintenance deferred or neglected. The Association assumes no liability or responsibility for damages to vehicles due to garage door/vehicle contact unless a recognizable failure (door off hinges, broken spring, etc) is detected by a professional garage door company retained by the Association.

Garage door damage due to garage door-vehicle contact without a recognizable failure will be repaired by the Association and billed back to the respective unit.

Communication Policy

The Association, its Board of Directors, and its managing agent responsibility is to the unit owners of College Place Condominium Association. All communication shall be with the unit owners. The unit owners are responsible for the actions of their tenants, and for notifying their tenants of the rules and regulations of the Association. Tenants need to contact their landlord to report issues or file complaints. At no time should a unit owner advise their tenant to contact the Association, its Board of Directors, or its managing agent directly.

Communication related to complaints, responses to an Association compliance notice, requests for an appeal, and similar need to be submitted in writing. This insures proper documentation and proper communication between homeowner-managing agent-Board of Directors. All requests need to be reviewed by the Board, not a single Board member, and any action requires a majority decision of the Board of Directors.