

CHUGACH VIEW CONDOMINIUMS HOUSE RULES

The following Rules and Guidelines have been developed to ensure that living at Chugach View Condominiums is (1) a comfortable, safe and enjoyable experience for everyone; owners and renters alike (2) to preserve and enhance property values (3) facilitate the sale/resale of the units. It should be noted that all present and future owners, tenants and all occupants of any condominium unit of the Chugach View Condominium Association, are subject to these rules. Any person who purchases, leases, rents or occupies any of the condominium units thereby agrees to follow and abide by these rules.

BOARD OF DIRECTORS:

Reinhold Trager – President
Troy Fairclough – Vice President
Tommy Robertson - Treasurer/Secretary

MANAGING AGENT:

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1. RESTRICTIONS ON ALIENATION

A Unit may not be conveyed pursuant to a time-sharing plan. A Unit may not be leased or rented for a term of less than thirty (30) days. All leases and rental agreements shall be in writing and subject to the requirements of the Documents and the Association. A copy of all leases and rental agreements shall be given to the Association within thirty (30) days of execution. All leases of a Unit shall include a provision that the tenant recognizes the Association as landlord, but solely for the purpose of the Association having power to enforce a violation of the provisions of the Documents against the tenant, provided that the Association first gives the Unit Owner notice of its intent to so enforce and a reasonable opportunity to correct the violation directly, prior to commencement of enforcement action. The Unit Owner shall be held responsible/liable for his/her tenant's actions.

2. ADDITIONS, ALTERATIONS, AND IMPROVEMENTS

- (A) No Unit Owner may make any structural addition, structural alteration, or structural improvement in or to the Common Interest Community without prior written consent thereto of the Executive Board. A Unit Owner may make any other improvements or alterations to his or her Unit not requiring approval as long as those alterations or improvements do not impair or lessen the support of any portion of the Common Interest Community. A Unit Owner may not change the appearance of the Common Elements or Limited Common Elements, without permission of the Association.
- (B) Exterior buildings or construction, such as decks, storage sheds, or widening driveways must be preapproved by the Board of Directors. No structure can be attached to any portion of the building. It is the policy of the Board of Directors not to approve any building or construction after the fact and to require the removal of all unapproved construction.

3. STORAGE OF PERSONAL PROPERTY

- (A) No storage of trash will be permitted in any Unit, Limited Common Areas, or Common Areas appurtenant to a Unit, except in a container and kept behind the fence.
- (B) Clotheslines, ladders, shovels, garden tools, auto accessories, lumber, firewood or any other storage items shall be confined to the owners' backyard, and shall be concealed from pedestrian view from the common areas and streets.

- (C) Trash pickup day is Monday; containers (cans, bags, and boxes) should be put out Sunday evening or Monday morning, and should be put away Monday night. April 1st to October 1st containers (cans, bags, and boxes) are to be put out Monday morning due to increased wildlife such as bears.

4. **YARDS**

- (A) The yards (Front AND Rear) are to be mowed regularly and kept well maintained and free of trash and free of clutter. Lawn height is not to exceed four (4) inches in height.
- (B) Trash cans, refuse, woodpiles, barbecue grills, personal items, etc are not to be kept in Front of the unit.

5. **NOISE**

- (A) No nuisances shall be allowed on the Property, nor shall any use be made, or practice be maintained, by any Unit Owner or tenant of a Unit Owner that shall interfere with the quiet enjoyment of the Property by other Chugach View Condominiums resident. Municipal "Quiet Hours" (10:00 P.M. – 7:00 A.M.) will be observed. This includes, but is not limited to mufflers, stereos, and radios. The sound level of all radio, television and stereo systems – as well as portable equipment – shall be maintained at a level, which shall be inaudible in adjoining units. Speakers should not be placed against the common wall adjoining units.
- (B) Vehicles shall be maintained to keep the noise at minimum. Special care should be taken in the summer months when neighbors may have windows and/or doors open. Slamming doors, stomping or running up and down stairs, or continuously barking dogs are prohibited by ordinance and will not be tolerated.
- (C) Parents, you are responsible for your children's actions. Make sure they are supervised at all times. Do not allow children to play on other residents' property, such as yards, fences, driveways or vehicles.

6. **PARKING**

- (A) All vehicles and recreational equipment must be on the driveway and off the front lawn.
- (B) Large trucks (over one ton) and commercial vehicles shall not be parked within Chugach View except as required to provide services to owners and residents.
- (C) All vehicles located anywhere on the property must be properly and currently licensed and registered to the occupants. No inoperable vehicles shall be parked or stored in Chugach View.
- (D) Minor automotive repairs can be conducted in the residence driveway; all repairs must be kept to a 48-hour period.
- (E) Towing shall be immediate if a vehicle is parked in such a way as to block an adjacent owner's access or egress to their Unit.
- (F) Campers parked within the Association shall not be used for living space. RV's capable of fitting in the Unit's driveway shall be allowed to be parked in the driveway during the summer season only. RV: includes but is not limited to motor home, camper fifth wheel or any other vehicle with sleeping or living accommodations, or any trailer. Variances may be granted upon written request to the Board of Directors.

7 **PETS**

- (A) No animals livestock or poultry shall be kept in any Unit, except that domestic dogs, cats fish, and birds may be kept as household pets within the Unit, provided they are not kept, bred, or raised therein for commercial purposes or in unreasonable quantities . Unreasonable quantities shall be at the discretion of the Board of Directors.
- (B) Dogs belonging to the Unit owners, occupants of the Units or their licensees or invitees, must be kept within the Unit except that they may be taken out of the Unit on a leash held by a person capable of controlling the animal. The owner of any pet visiting or residing on the Property shall be absolutely liable to all other Unit Owners, their families, guests and invitees for any damage to persons or property cause by the pet.
- (C) Owners of pets are responsible for the removal of the pet's waste from the Units, Common, and Limited Common Elements of the project. Because of the health hazard, owners of dogs and cats, owners and/or renters who do not remove feces promptly and regularly are subject to a twenty-five (\$25.00) dollar fine in each instance. It is prohibited to throw feces or other waste over the chain link fence onto the adjoining property.
- (D) All municipal ordinances concerning pets apply at Chugach View.

8 **OUTSIDE LIGHTING**

- (A) It is the owner's responsibility to keep the outside lighting fixture in good repair.
- (B) Any portion of an outside lighting fixture, which is damaged, or missing, shall be replaced within 14 days.

9. **SIGNS**

No signs, posters, displays or other advertising devices shall be erected or shown from the lot or unit without prior approval from the Board. Exceptions are "For Sale" or "For Rent" signs. Signs of political nature shall be allowed until the next day after the election.

10. **WINDOW COVERINGS**

Only customary curtains, draperies, blinds or shades may be used as window coverings. No newspapers, foil, sheets, blankets or the like may be used as permanent window coverings, except for the first 3 month period of occupancy of a unit, thus allowing time to purchase appropriate window coverings.

11. **FENCES /GATES/SCREEN DOORS**

- (A) No fence may be constructed within the front setback of a Unit. Fences behind the front setback must be of wood and may not exceed six (6) feet in height. Wood, as used herein, shall be defined as an industry standard wood fencing material.
- (B) It is the owner's responsibility to keep their respective portions of the front fence in good repair and properly stained. Back yard fences are to be kept in good repair.
- (C) Owner installed property; such as storm-screen doors, gates, and screens should be fixed and properly maintained. Gates and screen doors are to be kept closed except when in use.

12. DELINQUENT DUES

Dues are due on the first of each month and delinquent on the first of the following month. Accounts not paid by the first of the following month will be assessed a late charge of \$10.00. When an account reaches 15 days delinquent a 15-day demand letter will be sent. When an account reaches 30 days delinquent the Association's attorney will send a 30-day demand letter. If the account is not paid within the timeframe stated in the collection notice then small claims action will be filed. All costs of the collection will be charged to the delinquent homeowner.

13. ENFORCEMENT POLICY

- (A) A written notice will be sent to correct the violation within 10 days of notification. If not corrected within 10 days, a \$ 100.00, per week penalty will commence on the 11th day and continue until corrected to the Board's satisfaction.
- (B) Violations determined to be of a serious, hazardous or disturbance nature will be given a shorter correction period.
- (C) Violations of the same nature reoccurring within a six (6) month period may cause an immediate penalty of \$ 100.00 per occurrence to begin and require immediate correction.

APPEAL PROCESS

If a notice of violation has been sent to a homeowner and a fine assessed, the homeowner may appeal the fine by attending the next Board of Directors' meeting in person and explain why the fine should be waived.

If a Homeowner does not attend the next scheduled Board of Directors' Meeting they forfeit any right to appeal the fine.

If the homeowner cannot attend the next scheduled Board of Directors' meeting, they may submit in writing why the fine should be waived. They must also submit a written action plan, explaining what steps and action will be taken to correct the violation and prevent future violations from occurring.

These rules follow the guidelines of common sense, consideration, and courtesy in order to achieve the goals of living in a pleasant-looking environment and living as peaceful and happy neighbors.

CHUGACH VIEW CONDOMINIUM BOARD
RESOLUTION No. 2002-1 SIGNAGE

WHEREAS; the objective of the Chugach View Condominium Association is to promote the recreation, health safety and welfare of the residents of the properties, and to maintain and enhance the value of the properties.

WHEREAS; political campaign signs are part of a member's right to free speech and as nowhere in the declarations and covenants is political free speech by members banned by Association.

THEREFORE BE IT RESOLVED; that the posting of political signs for candidates or ballot issues shall be allowed from two weeks before the date of an election to 48 hours after the conclusion of an election.

Furthermore let it be resolved that it is the owner or tenant responsibility to remove any sign that they have posted or have allowed to be posted on common property within 48 hours after the conclusion of an election.

CHUGACH VIEW CONDOMINIUM BOARD
RESOLUTION No. 2015-2 COMMUNICATIONS

WHEREAS; the objective of the Chugach View Condominium Association is to promote the recreation, health safety and welfare of the residents of the properties, and to maintain and enhance the value of the properties.

WHEREAS; communications with residents, owner or tenant notwithstanding, are critical to dispel information, notice and intent, in a timely matter.

THEREFORE BE IT RESOLVED; that the Association, via its Management Company send out at a minimum twice yearly notifications which require owner response in a timely way, do hereby enact this memorandum of understanding and addition to the enforcement policy of the Association.

Notice shall be sent one (1) time yearly of the Annual Owners' meeting, at such time a minimum of two (2) weeks with a maximum of 30 days is given to respond with either a proxy or notice of intent to attend such meeting. If at the time of meeting, the owner has not attended the meeting – evidenced by sign in sheet, and has not returned a proxy to assign his vote to another party, an assessment of \$50, shall be attached to his/her account.

Notice shall be sent one (1) time yearly of the annual account update. This notice requires owner submittal of verification of contact information. The notice has a 15 day time limit. If at the end of 15 days the information has not been submitted, the notice shall be resent with a clear statement regarding intent to assess fines. The owner will have an additional 15 days to return unit contact information. If there is still no compliance, the fines assessed will follow the established enforcement policy.