

## **Pine Valley Condominium Association Rules and Regulations**

### **General**

A Property Manager hired by the Board is responsible for upkeep, maintenance and repair of all property and equipment that is commonly owned. The Manager shall have the delegated authority of the Board in acting to enforce the By-laws and the Rules and Regulations of the Pine Valley Condominium Association.

In accordance with Article 6 of the Condominium By-laws, all owners, tenants, and occupants of units shall be subject to comply with the Rules and Regulations. Owners of units are to notify tenants/occupants of these Rules and Regulations. If the owner employs a Rental Agent, that agent should also be notified of the Rules and Regulations, in turn they are expected to notify any tenants/occupants of such. Furthermore, the Unit Owner's Rental Agent must obtain a copy signed by the tenant before occupancy. Owners will be held responsible for violations of these Rules and Regulations.

***A copy of these Rules and Regulations must be prominently posted in all rental units.***

Failure to do so will constitute violation of the Rules and Regulation and will mandate a penalty as stated below.

For units occupied by renters or guests, owners are required to post, in a prominent location within the unit, a list of phone numbers to be called in case of an emergency.

### **Enforcement of Rules and Regulations**

The owner of any condominium Unit who is in violation of any Rule or Regulation established for the purpose of maintaining the outside appearance of the condominium property or affecting the health and safety of the property, and the users thereof, shall be subject to a twenty-five dollar (\$25.00) per day per incident fine for damages for each violation. A warning notice will be issued first in writing to the homeowner followed by violation charges until each rule is abated. The amount may be assessed every day until rules and regulations violations are remedied and deemed to comply. Multiple violations shall constitute multiple penalties.

Where possible, we will try to verbally reach out to the homeowner to discuss rule violation. That will then be followed by a written letter describing the violation and the time period to fix the issue and/ or contact the Management Company. If violation is still occurring after the given grace period, then fines will begin to be assessed daily and a letter will be issued signifying the start of the fine and will continue until corrected.

### **Parking and Cars**

The paved driveway and parking areas are privately owned property of the Condominium Association. All vehicles are required to comply with the 5 MPH speed limit. Parking for residents and guests is limited to the use of conventional passenger carrying vehicles. Commercial trucks, recreational vehicles, campers, trailers, boats, and vehicles carrying hazardous materials (unless they are used to perform maintenance to the property) are prohibited. No motor vehicle may be washed on condominium property. Mechanical work on vehicles must be performed off the condominium premises. Parking spaces are limited at Pine Valley and spaces are not assigned, residents and guests must be considerate of other units when parking vehicles.

## Pine Valley Condominium Association Rules and Regulations

### Grills

Using/storing gas or charcoal grills/fryers/cookers within Pine Valley is a violation of State Fire Prevention Code 504.8 and places the owner and user of the grill/cooker/fryer liable for all fines and penalties imposed by State Law. Gas or charcoal grills/fryers/cookers found on property will be confiscated and disposed of immediately without notice. Electric grills are permitted. Danger of fire prohibits cigarettes, cigars, and other lighted items from being thrown on the ground.

### Windows

All exterior windows curtains shall appear white, off-white, or beige. All draperies showing from the exterior must be kept in good condition. Wood window shutters may be used at any window so long as the exterior has a neat appearance, and the shutters are painted an approved color. Any outside blinds used on decks must be of an approved color and material coordinated to match the exterior trim color.

### Exterior of Units

Nothing shall be done to either temporarily or permanently change the exterior appearance of any unit. Discrete name plates and door knockers are permitted. Furniture, other than normal patio types, shall be made to blend into the color scheme or discreet screening shall be used to shield nonconforming items. Screen/storm doors shall be painted to match the surrounding trim. Balconies may be enclosed or screened in with Board approval of plans. No clothes shall be hung out to dry. For Sale and For Rent signs are prohibited from the windows, doors, and grounds. Hanging flowerpots shall be of natural material like wood or clay. Window boxes must be made of wood and painted to match the exterior of the building. All flowers in pots and window boxes must be living plants, artificial plants are prohibited. Trees, shrubs, flowers, and grass may not be removed or added by any homeowner without Board approval. Front porches, decks and balconies shall not be used for personal storage. Antennas and satellite dishes are not permitted on any building exterior.

### Laundry and Storage Rooms

The laundry room is for the exclusive use of occupants and owners of Pine Valley Condominiums. Laundry must be removed promptly from washers and dryers. Laundry room and appliances must be always kept clean. The door on the laundry room shall always remain closed. All lights in these areas must be turned off when not in use.

### Pets

Units rented by owners or agents are not allowed pets unless written consent is provided to Management from the Unit Owner prior to pet occupancy. Dogs must be leashed and in the company of owners when outside. Pets may not be on runs or tied up outside. Pets may not be housed on balconies or porches. Pet owners are responsible for immediately (within 5 minutes) cleaning up pet droppings. Two pet waste stations are provided for occupants to facilitate pet waste disposal. Pets must be fed inside the owner's unit. No food or litter boxes are to be outside at any time. Pet owners are responsible for any damages to structures caused by their animals. Pets must not create a nuisance to other occupants by creating objectionable noise. Owners are responsible for the actions of their renters/occupants.

### Garbage

All refuse must be in plastic bags that fasten securely and placed in trash cans located beneath the stairs. Trash cans must have lids and the lid is to be always kept on the can. At no time should garbage bags or trash can be left on porches. Kitchen disposals must be in working order and only food that cannot be accompanied by the disposal shall be placed in trashcans. Owners must provide clean trashcans with lids. Tobacco products are to be disposed of in an appropriate container and then thrown away in the trash receptacle. No tobacco products are to be flicked onto the ground.

## Pine Valley Condominium Association Rules and Regulations

### **Commercial Business**

No commercial business or related practice shall be conducted within any unit at Pine Valley.

### **Noise and Offensive Activity**

Noxious or offensive activity shall not be conducted within a unit or on common areas, which may be or may become an annoyance or nuisance to the neighbors or neighborhood. This includes sound recordings, radios, televisions, and parties which are objectionably audible beyond the walls, floors, and ceilings of units.

### **Firewood**

Firewood must be stacked on cement blocks or bricks and must be one foot away from exterior walls. Firewood must be stacked in a manner that is concealed from view from the front and fairway sides of each unit.