

## ***Silverplume Condominium Association Rules and Regulations***

### *Clubhouse*

The Clubhouse is available to rent for personal use. Call the management company for details.

### *Pool*

The pool is open from Memorial Day weekend until Labor Day from 6 a.m. to 10 p.m. Please note the pool area and clubhouse is under video surveillance. Only members in good standing will be allowed access to the pool. Keys for the current season are handed out at the homeowner's association meeting in May or anytime at the management office. Old keys must be turned in at that time. If you lose your key, there is a \$50.00 replacement fee. Any person or persons exhibiting abusive, disruptive or disorderly behavior will be asked to vacate the premises and may be barred from future use of the recreational facilities. If you refuse to leave upon request, pool users have the right to call the police to escort you from the pool area. No glass is allowed in the pool area.

### *Tennis Court*

The key to access the tennis court is also the key to the pool. No dogs are allowed in the court area. Please wear the appropriate footwear. Please take all items brought into the court including trash and tennis balls.

### *Trash/Dumpsters*

Because the dumpsters are used by all residents we ask for your cooperation in bagging and securely tying trash bags and placing IN the dumpster. Please remember that small children often cannot reach this high. Do not leave large items by the dumpster. Call ARC or a charitable organization of your choice to donate. Items not accepted by charity that do not fit in the dumpsters must be taken to the landfill by the individual.

### *Firewood*

Please store firewood in garage and not on wooden decks or porches. Storing firewood on decks and porches can speed up their deterioration. Storing only enough firewood for an evening or two will protect our decks and porches and save the association future replacement costs.

### *Fireplaces*

It is the homeowner's responsibility to have individual fireplace chimneys periodically cleaned. Please respect the no burn days.

### *Grills/Fire pits*

Only gas barbeques are allowed. Please keep them 2 feet away from the building. No charcoal grills or smokers. Due to the potential fire hazard, fire pits are not allowed at Silverplume.

### *Bikes/Strollers*

Bikes and strollers must be stored inside the unit or in the garage. Bikes cannot be stored under the decks, on the decks or porches or locked to common elements. This also applies to skateboards, scooters, etc.

### *Landscaping*

The homeowner's association retains an outside landscape company to maintain our greenbelt and sprinkler system. If you wish to install a flower bed in your area, please submit a written request to the Board for approval prior to commencement. Once the area is modified, the homeowner is responsible for upkeep.

Please note the use of edging equipment by the landscaping company. Design your flower bed with that in mind, and be aware that some damage may occur to your flowers during the edging process.

#### *Snow Removal*

The homeowner's association retains an outside contractor to take care of snow removal. Because snow removal is paid on an hourly basis, everyone can help keep costs down by clearing your individual porches and stairways. To protect paint and wood, we ask that only brooms be used on wooden surfaces. Periodically we ask that you sweep accumulated snow from your wooden porches and decks.

#### *Pets*

Only house pets are allowed. Owning a pet is an individual decision and an additional responsibility. Pet owners are fully responsible for the behavior of their pet at all times and shall prohibit the pet from making loud disturbing noises (barking).

Pets must be kept on leashes at ALL times and are not permitted to be tied to trees or other restrictive objects (fences, etc.) in the common green areas. Any damage caused by an owner's pet will be assumed by the owner.

Pet owners are responsible for cleaning up after their pet immediately, both in the condominium complex and the common areas. Animal litter is unsightly, unhealthy, and a nuisance to all. If any pet owner neglects to collect their pet's waste, a vendor will be called in to clean it up, and the pet owner/homeowner/tenant will be charged accordingly.

Please bag cat litter to avoid a mess at the dumpster areas.

#### *Parking Policy*

To avoid inconvenience to the homeowners, guest parking is on the circle drive near the clubhouse. Please note there is parking on only ONE side of the circle drive. Parking is for private passenger cars, pickups, motorcycles, and vans of the owners and tenants of Silverplume and their guests.

Overnight parking of the following vehicles is prohibited:

- Trailers
- Boats
- Recreational vehicles
- Inoperable vehicles
- Unlicensed vehicles
- Commercial/Business vehicles
- Illegally parked vehicles

The management company reserves the right to tow any of the above vehicles at the owner's expense. Please park in your garage whenever possible to avoid congestion in the drive areas. Please do not park in the fire lanes or you will be cited by the fire department. All driveway areas, including in front of garage doors and trash enclosures, are NO PARKING AREAS.

#### *Delinquency Policy*

Homeowner's dues must be received by the management company on or before the 15<sup>th</sup> of each month. Any dues not paid within 10 days after due date will be assessed a late fee of \$25.00 for each month that the assessment remains past due, and shall be charged interest from the date of delinquency at the rate of 12% per annum. Prompt and appropriate actions will be taken to collect the outstanding dues. Please note that delinquencies affect the entire membership and may be a factor in deciding whether or not there is an increase needed.

### *Garage Light/Porch Light*

Leaving your exterior garage light and porch light on is an economical method of fostering a safer environment at Silverplume.

### *Garage Sales*

Silverplume allows residents to participate in one community garage sale per year. If you are interested in participating in the community garage sale, please watch for the selected date, which will be published in the newsletter, and will be advertised in a manner chosen by the Board. Any resident is welcome to organize the event. No additional private garage sales are permitted.

### *Signs*

No signs may be erected, maintained, or hung from the exterior of the property. "For Sale" or "For Rent" signs may be placed in the windows. No business signs are allowed.

### *Home Businesses*

No home business that creates foot traffic, use of association water resources, or creates congestion of parking is allowed.

### *Door/Window Replacement*

Before replacing windows, front doors, back doors or garage doors, you must submit a proposal to the Board for approval by the architectural committee.

### *Car Washing*

Car washing is prohibited at Silverplume.