

PARKWOOD GARDEN CONDOMINIUMS

Rules and Regulations for All Occupants

(Revised March 2010)

Rules and Regulations may be adopted or amended by the Board of Directors concerning and governing the use of the general and limited common elements, provided, however, that such rules and regulations shall be available to unit owners and renters prior to the time that they become effective and that such rules and regulations shall be uniform and non-discriminatory. Owners are responsible for informing tenants of the rules and regulations.

Structure and Property Use

1. The property is restricted to residential units for residential use and uses related to the convenience and enjoyment of such residential use.
 - a. The security and hall entrance doors (both main entry and back door) are never to be left open and unmonitored.
 - b. No structure of a temporary character, trailer, tent, or outbuilding shall be used or permitted to be kept or stored on any portion of the premises at any time, either temporarily or permanently.
 - c. No exterior additions, alterations to, or decorations of any buildings, nor changes in fences, hedges, walls, and other structures shall be commenced, erected, or maintained in or on the project until the plans and specifications showing the nature, kind, shapes, heights, materials, location, and approximate cost of same shall have been submitted to and approved in writing as to conformity and harmony of external design and location with existing structures in the condominium project by the Association.
 - d. No advertising, signs, billboards, unsightly objects, or nuisances shall be erected, placed or permitted to remain on the premises, nor shall premises be used in any other way or for any purpose which may endanger the health or unreasonably disturb the owner of any condominium unit or any resident thereof.
 - e. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on the property, except small caged pets and those designated in the Pets section.
2. A resident turnover fee of \$35 will be assessed to the owner at each occupant change to compensate for wear and tear caused by moving.
3. Any damage to the common area caused by owners, guests, or tenants shall be assessed to the owner of the unit who's resident or guest caused the damage. This includes damage while moving in and out of the unit and over and above the \$35 turnover fee.
4. No business activities of any kind whatsoever shall be conducted in any building or on any portion of the property, including garage sales.

Balconies

1. Barbecuing on balconies or out of garden level unit windows is strictly prohibited because of fire hazard. A \$25 fine will be assessed for barbecuing on balconies or out of garden-level windows. Barbecuing is permitted in the perimeter parking areas only.
2. No bedding, clothing, rugs, etc., shall be allowed to hang on balconies. Shaking mops, rugs, or bedding or throwing the contents of ashtrays or other garbage from balconies or from front or back porches is prohibited.
3. Any area of the balcony that is not accessible to the Association and has to be accessed through the Homeowner's unit is the Homeowner's responsibility to maintain. Homeowner's are responsible to maintain the interior of the balcony, including all faceboards, floorboards and ledges. The exterior of the balcony shall be maintained by the Association. Homeowners are to obtain Architectural Control Committee approval prior to any improvements (painting, etc.) being made to a balcony.

Pets

1. Only one (1) cat or dog per condominium unit may be kept at Parkwood Gardens.
2. Pets kept on a permanent basis may not weigh more than 25 pounds.
3. Visiting pets are exempt from the weight limit as long as they do not stay more than two (2) weeks at a time. Visits are restricted to every six (6) months. All visiting pets must register with the property manager of the Parkwood Gardens Condominium Association prior to the visit. Any pet not registered with the property manager will be considered an occupant of the unit.
4. Pets must be kept on a leash at all times when outdoors.
5. Residents with pets shall clean up after their animals and prevent them from using areas near garden-level windows.
6. All pet owners shall maintain strict control over their pets and shall prohibit the pets from making loud, disturbing noises.
7. Any damage caused by a pet will be paid for by the pet owner.
8. The Association shall have the right to remove any pet not kept in accordance with these conditions.

Sidewalks and Driveways

1. Sidewalks within the complex are restricted for use by people walking. Bicycles, skateboards, tricycles, motorbikes, rollerblades, etc., are prohibited.
2. Skateboarding is not permitted in the driveways or parking lots.

Laundry Rooms

1. The laundry rooms are restricted for resident use only.
2. Laundry rooms are to be left clean after each use, including cleaning the lint filters. Empty containers of any kind are to be disposed of by residents and not left in the laundry room. When leaving the laundry room, residents are to turn off the light and fan and close the door.
3. All front load washing machines are designed to use Energy Efficient detergent. The detergent does not create as much suds as normal detergent and prevents damage to the washing machines. These machines cannot have the door opened at any time during the wash or it will time out and become inoperable.

Parking

1. Resident parking is restricted to either assigned parking spaces or the periphery.
2. Parking in the uncovered perimeter spaces is available to residents and guests at no charge.
3. Guest and visitor parking is provided in the open parking areas near the front entrances of Buildings 1305 and 1315, as marked. Guest parking is provided for short-term use only (defined as a maximum of one week). Visitors who stay longer than one week are to use the perimeter parking areas. Visitors are not to park in any of the numbered parking spaces.
4. Residents are not to park in the guest/visitor parking lots.
5. Vehicles shall not be parked in any driveways, including the drop-off area in front of Buildings 1305 and 1315.
6. All vehicles parked on the property must be properly licensed and must have current license plate tags.
7. Vehicles not parked in accordance with these rules are subject to towing at the owner's expense.
8. The repairing of vehicles on the grounds is prohibited. It is important that all residents' vehicles be kept in good repair, especially regarding oil or gasoline leaks. Such leaks destroy the asphalt base of the parking lot, leading to expensive repairs.
9. Abandoned or inoperable vehicles shall not be stored or parked on any area of the Association property. An abandoned or inoperable vehicle is defined as any vehicle, which has not been driven under its own power for a period of three weeks or longer, provided, however, that this shall not include vehicles parked by owners on vacation. A written notice requesting the removal of the abandoned or inoperable vehicle shall be delivered to the owner or posted on the said vehicle. If the vehicle is not removed within a seventy-two (72) hour period after notice is served, the Association shall remove the vehicle, and any expense shall be charged to the owners.
10. City ordinances apply to the parking of cars on the streets surrounding the Association property. The city parking ordinance states that vehicles left for more than twenty-four (24) hours may, upon a complaint filed, be towed. Cars will first be tagged giving notice of complaint.

Conduct

1. No use or practice shall be allowed on the property which is a source of annoyance to residents or which interferes with the peaceful and safe enjoyment or possession and proper use of the property by its residents.
 - a. Loud, boisterous, annoying, harassing, embarrassing, inconveniencing, or otherwise obnoxious behavior is not permitted.
 - b. No immoral, improper, offensive, or unlawful use shall be permitted or made of the condominium property or any part thereof. All valid laws, ordinances, and regulations of all governmental bodies having jurisdiction shall be observed.
2. No one shall play or loiter in the common hallways or stairways.
3. All parts of the property shall be kept in a clean and sanitary condition, and no rubbish, refuse, or garbage shall be allowed to accumulate nor any fire or health hazard to exist.
4. Smoking in the common areas, including the entrances, stairways, hallways, and laundry rooms, is prohibited. Neither shall occupants allow the common areas to be unduly contaminated from smoking from the individual condominium units by keeping doors to hallways open.
5. Windows are not to be used for moving furniture in or out of the building, nor are they to be used in lieu of doors for entry.
6. Shrubbery is not to be used for drying towels, swimsuits, or other items.

Satellite Dishes

The Parkwood Gardens Board of Directors acknowledges the Federal Communications Commission rulings in regard to Over-the-Air Reception Devices.

The Federal Communications Commission adopted the Over-the-Air Reception Devices Rule concerning governmental and nongovernmental restrictions on viewers' ability to receive video programming signals from direct broadcast satellites, multi-channel multipoint distribution providers, and television broadcast stations. The rule has been in effect since October 14, 1996. Effective January 22, 1999, the Commission amended the rule so that it also applies to rental property where the renter has an exclusive use area, such as a balcony or patio. On October 25, 2000, the Commission further amended the rule so that it applies to customer-end antennas that receive and transmit fixed wireless signals, effective May 25, 2001.

In accordance with these specific directives, the Board has established a policy for the Parkwood Gardens Condominium Association, effective May 1, 2002.

The Board will only allow satellite dishes on an individual resident's balcony, with the advance approve of the exact location and method of installation. An Architectural Control Form must be filled out for each request and approved in advance by the Board of Directors at their next regularly scheduled Board Meeting. The dish cannot hang over the balcony or be visible from the outside. It must be below the top of the balcony railing for aesthetic purposes. The area immediately outside the garden-level units is considered common area, and dishes will not be allowed in these areas.

Prior to committing to any dish contract, residents should have a survey done to determine if the location has good reception. In most areas at Parkwood Gardens Condominiums, the reception is not adequate. The Association will not allow the installation of dishes in or on any common areas such as the roof, walls, or in the common green spaces areas.

The Association does allow "access" by allowing residents to purchase cable television services that offer an assortment of channels for their programming needs.