

## APPENDIX "D"

### Common Interest Community Number 212 A Condominium, Crown Cove

#### RULES AND REGULATIONS

##### GENERAL RULES

1. All guests must be accompanied by a resident/owner.
2. Residents/owners are personally responsible and liable for any damage to the buildings or common areas caused by any resident/owner or his guests.
3. Residents/owners are to leave all areas and facilities used in an orderly condition.
4. Residents/owners may use gas or electric barbecue grills, provided the grills are placed 5 feet or more from the buildings, fences, deck rail or any combustible materials. Charcoal grills are prohibited.
5. Personal property shall not be left unattended in any common areas.
6. For the safety of all residents/owners, please limit driving speeds through the complex private streets to ten (10) miles per hour. The speed limit on the public streets is established by the City.

##### GARAGES

1. Residents/owners are prohibited from using or storing any of the following items in the garages:
  - a. Flammable materials and liquids, except in government approved containers.
  - b. Combustible or explosive materials.
  - c. Materials identified with hazardous labels.
  - d. Compressed gases.
2. Garage doors shall be kept closed when garages are not in use.
3. Garages are to be used for the purpose of parking the resident's/owner's vehicles. Maintenance and repair of vehicles may be undertaken in the garage if they are not of a potentially dangerous nature and are not a disturbance to neighbors.

## OUTSIDE PARKING

1. Parking is limited to your driveway or garage only. Residents/owners may **not** park their cars in guest parking facilities. If a resident's/owner's car is parked in guest parking spots, the vehicle will be subject to being towed without notice at the resident's/owner's expense.
2. Parking is prohibited in front of driveways and in fire lanes.
3. Any abandoned vehicle will be towed at its owner's expense, without prior notice to the owner. No vehicle repairs will be permitted on the Association property except as may be permitted by the Board of Directors in writing.
4. Boats and/or recreational equipment of any kind, including, without limitation, tractor trailers, other trailers of all types, recreational vehicles, motor homes, trucks in excess of one ton, bicycles, motorcycles, boats, all terrain vehicles and snowmobiles, are not allowed to be parked or stored on the Association property at any time.
5. The Board maintains the authority to remove vehicles or recreational equipment not in compliance with the Rules and Regulations by towing at the expense of the owner of the vehicle or equipment.
6. All cars must be moved from drives and parking spaces following snowfalls exceeding 2 inches to allow for snow plowing services. Resident/owner is responsible for snow removal underneath and around parked cars.
7. Residents/Owners are asked to park their cars inside the garage whenever possible.

## PETS

1. Residents/owners shall be permitted to have no more than two (2) dogs, one (1) dog and one (1) cat or two (2) cats per unit. Small birds and fish shall also be allowed. All pets are to be housed and maintained within the residents/owners home except when under the direct control of their owner.
2. Those residents/owners with pets shall be responsible for caring for their pets in such a way as to keep them from becoming a nuisance to other residents/owners. Dog barking on the property is to be strictly controlled by the dog's owner.
3. Pets shall be on a leash with their owner at all times when they are outside their owner's unit.

4. Pet owners shall be responsible for cleaning up after their pets every time the pets are outside their owner's unit. Failure to promptly clean up after a pet will subject the pet's owner to an assessment from the association for the cost of such clean up. Pet owners are responsible for reimbursing the Association and other offended parties for damage to landscaping and/or buildings caused by their pet.

5. Pets must be quartered inside the owner's home. Other quarters, such as dog runs or doghouses outside of the home are not permitted.

6. Tethering or leashing of pets to a bush, tree, gaspipe or building structure is not allowed.

### SNOW REMOVAL

1. During winter months, unless removed, snow may build up on roof surfaces. If this snow is allowed to remain during alternate freezing and thawing conditions, ice is likely to build up near the eaves of the roof, causing a damming effect to water at this area. In order to prevent this phenomenon, it is essential that the Association perform regular maintenance by removing snow from the roof, especially in the roof valleys.

2. **Homeowners will be responsible for the following:**

- a. Snow removal for less than 2 inches of snowfall.
- b. Snow removal from patios and decks, if any.
- c. Ice accumulations on drives, steps, walkways and garage aprons caused by drainage.
- d. The use of de-icer materials as is necessary.
- e. Snow removal underneath and around parked cars.
- f. Snow removal from walkways caused by clearing patios or decks, if any.

3. Use good judgment when parking cars. Please do not park in areas where snow must be pushed and observe the Association parking regulations.

### LATE FEES

1. A late fee of \$25.00 will be assessed if monthly payment is not received within the month it is due.

### TRASH

1. Trash, garbage, and other waste shall be kept only in covered sanitary containers, and shall be disposed of in a clean and sanitary manner. Containers are to be kept in the garage at all times except on pick-up day. Containers are to be returned to the garage as soon as possible after being emptied.