

# **Beaver Village Association # One**

## **RULES AND REGULATIONS**

1. Any common sidewalks, driveways, entrances, halls, stairways and passageways shall not be obstructed or used by a unit owner for any other purpose than ingress and egress from the units.
2. Except as to the areas termed limited common elements, no article shall be placed on or in any of the general common elements except for those articles of personal property which are the common property of all of the unit owners.
3. Unit owners, members of their families, their guests, residents, tenants or lessees shall not use sidewalks, driveways, entrances, halls, stairways and passageways as play area(s).
4. No vehicle belonging to or under the control of a unit owner or a member of a family or a guest, tenant, lessee or employee of a unit owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from a building. Vehicles shall be parked within designated parking areas. Any traffic flow markings and signs regulating traffic on the premises shall be strictly observed.
5. There shall be no long-term parking of vehicles. Vehicles parked longer than five (5) days without being moved shall be considered in violation of the long-term parking rule. Buses and large trucks are not allowed to park for longer than six hours. Unhitched trailers 20' or less maybe parked for 48 hours. Exceptions to these rules must be approved by the property manager.
6. No work of any kind shall be done upon the exterior building walls or upon the general or limited common elements by any unit owner. Such work is the responsibility of the Association.
7. No owner, resident or lessee shall install wiring for electrical or telephone installation or for any other purpose, nor shall any television or radio antennae, machines or air condition units be installed on the exterior of the project, including any part of the balcony, or that protrude through the walls or the roof of the condominium improvements except as may be expressly authorized by the Association.
8. Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises, and in using or playing or permitting to be used or played musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb owners. Quiet hours are between the hours of 10:00 p.m. and the following 7:00 a.m.

9. Beaver Village Association # One is a non-smoking facility. There is no smoking within 15 feet of the buildings.
10. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of common trash and garbage facilities.
11. The balconies, if any, and terraces, decks or patios shall be used only for purposes intended and shall not be used for hanging garments or other articles or for cleaning rugs, household articles or other items. No rugs or other materials shall be dusted from windows, balconies, decks or patios by beating or shaking.
12. No cats, dogs or other animal or bird or reptile (hereinafter for brevity termed "animal") shall be kept, maintained or harbored in the development unless the same in each instance is expressly permitted in writing by the Managing Agent or, if there is no Managing Agent, then, by the Board of Directors. Only owners of record are permitted to have pets. Where such written permission is granted, such permission is revocable if the animal becomes obnoxious to other owners, in which event the owner or person having control of the animal shall be given a written notice to correct the problem, or if not corrected, the owner, upon written notice, will be required to dispose of the animal. The written notices provided for herein shall be issued by the Managing Agent or, if there is no Managing Agent, then, by one or more of the members of the Board of Directors.
13. The Association assumes no liability for nor shall it be liable for any loss or damage to articles stored in any common or other storage area.
14. Any damage to the general common elements or common personal property caused by a unit owner, the child or children of a unit owner or a guest or the child of a guest of a unit owner shall be repaired at the expense of that unit owner.
15. The Managing Agent or, if there is no Managing Agent, then, the Board of Directors shall retain a passkey to each unit. No owner shall alter any lock or install a new lock on any door leading into the unit without prior consent, and, if such consent is given, the owner shall provide a key for the Managing Agent's or the Board of Director's use.
16. Major construction must be approved by the Board of Directors or the Managing Agent. Major construction includes any disruption of drywall or subfloors; replacement of windows or exterior doors; and changes to wiring, plumbing, piping or space heating. Owners, contractors or others wishing to undertake such construction must first inform the Managing Agent, who will determine the need for supervision, licensing, bonding, insurance and Board approval. The external impacts of construction (including noise, parking, debris, disposal, materials and equipment, safety, pollution, circuit overloading and length of project) shall be reasonably minimized and are subject to supervision and control be the Managing Agent.

The foregoing Rules and Regulations are subject to amendment and to the promulgation of further regulations. It is the owner's responsibility to make any tenants or guests of their unit aware of the rules.

### **Fine Structure for Disobeying the Rules & Regulations**

The Beaver Village Association # One Homeowner's Board of Directors has created the following fine structure to be enforced by the Property Manager when either condo owners, or their renters/tenants, violate the rules and regulations.

An initial warning will be given by the Property Manager stating what the problem is. This will be assessed and delivered to the property owner, not the renter/tenant. Subsequent violations will result in fines levied to the property owner starting at \$50 and doubling with each reoccurrence as outlined below:

**1<sup>st</sup> infraction: Warning letter describing offense and a copy of the fine structure**

**2<sup>nd</sup> infraction: \$50 fine describing offense and a copy of the fine structure**

**3<sup>rd</sup> infraction: \$100 fine describing offense and a copy of the fine structure**

**Nth infraction: Fine doubles for each subsequent infraction that occurs**