

HARBOR RIDGE CONDOMINIUM ASSOCIATION #1

RULES AND REGULATIONS

INTRODUCTION

The Rules and Regulations are designed to make Harbor Ridge a desirable place to live and contribute to the investment value of your unit. Since we live in such close proximity to each other, it is imperative that we show concern and consideration for one another.

The Rules and Regulations apply equally to all residents whether owners, tenants or guests. Each resident will be held responsible for full and complete compliance with the Rules and Regulations. Failure to observe these rules will result in action by the Board of Directors which may include levying of fines and/or legal action.

The remedies hereunder are not exclusive, and the Board may, in addition, take any action provided at law, in equity, or in the Declaration and Bylaws to prevent or eliminate violations thereof or of the Rules and Regulations of the Association.

Following a written request by a Unit Owner, exceptions to the Rules may be granted by the Board.

Thank you for your cooperation,

Harbor Ridge Condominium No. 1 Association
Board of Directors

SUBJECT: GENERAL AND ARCHITECTURAL

- 1.1** No additions, alterations or improvements shall be made to the Dwelling Unit Exterior by an Owner without the prior written consent of the Board. Common area is defined as all land outside of the building exterior, including driveways, carports and streets.
- A. Any changes made prior to receiving approval from the Board may be subject to removal at direction of the Board and at the Owner's expense. Any modifications deviating from the specifications approved by the Board are subject to removal.
- B. Decorations may be placed on a Unit's doors, decks or patio but may NOT be attached to the siding, or any exterior surface of the unit. Any existing addition/attachments to the siding which have been in place for a minimum of 10 years, shall be "grandfathered in" but may not be replaced.
- C. Storage of any type item is NOT allowed on landscaped common area, carport or driveway. Anything kept on the common area should be approved by the Board in writing. (see 2.3)
- 1.2** Insulation metal raised panel garage doors may replace garage doors, but must be painted with complex color.
- 1.3** All landscaped areas are Association common area. Owners may not enclose any portion of the common grounds with a fence or other barriers. Additions and/or removal of shrubbery or grass, (alive or dead) requires approval of the Board. All lawn ornaments, bird houses, bird baths, etc. are not allowed without Board approval. It is the resident's responsibility to avoid interference with underground utilities, landscape maintenance, and snow removal activities. It is permitted to plant flowers within three (3) feet of the building. The resident or the tenant is responsible for maintaining these additions. The unit owner is solely responsible for damage to the building created by any additions.
- 1.4** Residents are responsible for the actions of their guests while on the property. Unit owners will be held liable for any damage caused by their guests.
- 1.5** Residents are responsible for insuring their personal property and personal liability insurance. The property insurance that is carried by the Association does not in any way cover the personal property of the residents.
- 1.6** Interior window covering that may be seen from the exterior of the building must conform to the general appearance of the entire building. Newspapers and blankets are strictly prohibited. Window treatments must appear evenly and properly displayed when viewed from the exterior of the building. The owner of a rented unit is required to provide window coverings.

SUBJECT: GENERAL AND ARCHITECTURAL (continued)

- 1.7** Any repairing, remodeling or moving shall be done between the hours of 8:00A.M. and 8:00P.M. in consideration of other residents. The buildings are not completely soundproof.
- 1.8** No "For Sale", "For Rent" advertising or other displays shall be permitted on any property or ground surrounding the property.
- 1.9** Decks and Privacy Fences
 - A. A deck's length should leave a 10 percent easement on each end of the building. It cannot block any utility lines or meters. It should extend no more than 10 feet toward the golf course.
 - B. Material must be weather resistant (Wolmanized) lumber or cedar.
 - C. The owner must show the building permit to the Board before construction begins.
 - D. Privacy fences are approved on an individual basis.
 - E. All decks and privacy fences are the owner's responsibility. They will be inspected periodically and required repair will be done at the owner's expense.
- 1.10** Maintenance of entry doors and all windows are the responsibility of the unit owners. Any proposed addition of storm door and/or replacements must be approved by the Board.
- 1.11** No awning or canopy of any type is permitted. Awnings installed prior to date of this document are "grandfathered in" but same may not be replaced.
- 1.12** Satellite Dishes
 - A. Satellite dishes may NOT be installed on the Common Element without prior written consent of the Board.
 - B. Installation of a satellite dish must be done by a professional; unit owner must provide proof that this contractor is insured and licensed.
 - C. The Board reserves the right to inspect the installation and maintenance of satellite dish.
 - D. If additional cost is required to maintain the portion of the property on which the dish is installed, the Board may assess this cost back to the unit owner.
- 1.13** NO littering allowed in common areas. This includes cigarette butts.

SUBJECT: USE OF BALCONIES, PATIOS, DECKS

- 2.1 Barbecuing is permitted, provided covered grills are used. Grills must be covered at all times when not in use. Flame should not be so high as to cause possible damage to the surrounding building surfaces.
 - 2.1.1 All Grills, Smokers, Fryers, and any cooking devices are strictly prohibited and are to be removed effective July 1, 2020 from placement and usage on all decks and balconies for addresses 39870 & 39880 Golf Lane, also referred to as Building 6.
- 2.2 All types of outdoor fireplaces, fire pits and meat deep fryers are FORBIDDEN.
- 2.3 Balconies, patios and decks are not to be used for storage of furnishings, box containers, or miscellaneous items, ie: bicycles, brooms, mops, tires etc. This is not to preclude regular porch furnishings and plantings year round.
- 2.4 Balconies and patios must not be used as pet runs.
- 2.5 No clothes, sheets, blankets, laundry of any kind or other articles shall be hung, dusted, or shaken from windows or balconies.
- 2.6 Throwing of objects of any kind from the balconies or windows is prohibited.
- 2.7 No carpeting is allowed on balconies of units 39870 & 39880 Golf Lane.
- 2.8 Paint and/or stain color of decks must be approved by the Board and maintained by Owners. Unit Owner assumes all responsibility for liability resulting from the deck.

SUBJECT: BICYCLES

- 3.1 Bicycles, tricycles, big wheels, etc., are to be stored in the garage or assigned storage areas.
- 3.2 Bicycles must not be parked in front of the buildings as to block exits.

SUBJECT: COMMON AREAS OF 39870 & 39880 GOLF LANE

- 4.1 Stairwells are to be kept clear of all items at all times including shoes, umbrellas and carts. Door mats with rubber backings only are permitted.
- 4.2 No loitering or meetings are permitted in common areas including all parking lots.
- 4.3 No running or playing is permitted in the stairwells or halls.
- 4.4 No individual decorating is permitted in the stairwells, excluding holiday trim on individual unit doors.
- 4.5 All doors that lock must be closed at all times. The owner is responsible for passing on all keys including the keys to the mailbox.
- 4.6 The use of any material to prop open normally locked doors is not permitted at anytime.

SUBJECT: COMMON AREAS OF 39870 & 39880 GOLF LANE (continued)

- 4.7 The front door must not be buzzed open unless the owner knows and recognizes the caller.
- 4.8 When entering and leaving the building, do not provide access to strangers.
- 4.9 Lawn chairs must be removed from grassy areas after use around units.

SUBJECT: STORAGE LOCKERS: 39870 & 39880 GOLF LANE

- 5.1 The storage locker assigned to each unit is for the exclusive use of that unit. Securing the locker is the responsibility of the owner or the tenant.
- 5.2 Flammable, odorous, or perishable items may not be stored in the lockers.
- 5.3 No items may be stored outside the storage locker.

SUBJECT: PETS

- 6.1 Owners of pets are responsible to prevent their pets from creating a disturbance or nuisance to other residents at all times.
- 6.2 Residents are immediately responsible for cleaning up after their pets.
- 6.3 Pets should be kept away from trees and shrubbery. It is required that all animals be leashed when outside the unit.
- 6.4 Residents are responsible for any damage caused by their pets or pets brought in by guests.
- 6.5 Pets may not be leashed or staked out unattended.
- 6.6 The buildings of 39870 & 39880 Golf Lane have a restriction of one pet per Unit.

SUBJECT: REFUSE COLLECTION

- 7.1 Refuse containers are to be at the end of driveways for no more than a 24 hours period for each scheduled pickup which includes time before and after pickup.
- 7.2 All trash cans or garbage receptacles must be stored out of sight in the garage and not left in front, side or back of units or in carports.
- 7.3 The dumpsters at 39870 & 39880 buildings are to be used only by those Unit Owners.
 - A. All garbage must be in plastic bags or wrapped before it is deposited in the dumpster.
 - B. Large boxes must be collapsed before placing in the dumpster.
- 7.4 Removal of large, heavy or bulk refuse must be pre-arranged by unit owner with garbage disposal company for special pickup.

SUBJECT: VEHICLES AND PARKING

- 8.1 No oversized or commercial vehicles such as recreational vehicles, trailer, campers or boats will be permitted outside parking for more than one day.
- 8.2 At no time will a vehicle block building exits, sidewalks, fire hydrants or other parked vehicles.
- 8.3 No parking is permitted on the grass or along the roadways since the roads are also fire lanes. Parking in Guest Parking areas on Stonebridge Ct., and Golf Lane is allowed by guests of Unit Owners and is not to be used as additional parking by residents for their personal vehicles. Violations will be subject to fines & towing.
- 8.4 Except for emergency repair, no form of vehicle maintenance is permitted in parking areas.
- 8.5 It is not permitted to store gasoline or other flammable material in garages.
- 8.6 Any all-terrain vehicle or snowmobile use is prohibited on common areas and including the streets of Stonebridge Court and Golf Lane.
- 8.7 Owners and residents of 39870 & 39880 units have designated parking spaces. A garage space is assigned and an outside space is assigned. Violators will be towed at vehicle owner expense per posted signs.

SUBJECT: NOISE

- 9.1** Any noise regardless of its source {TV's, radios, etc.} which disturbs others is prohibited.

SUBJECT: TENANTS

- 10.1** Any unit owner shall give to the Board a HRCA rental application form completed by the tenants.
- 10.2** Tenants must be given a copy of Rules and Regulations when lease is signed.
- 10.3** Security deposit on rental units shall be two hundred dollars (\$200.00) payable to the Association prior to tenant moving into the unit. This is an addition to any security the lessor may require. The deposit covers any damage to association property. The deposit shall be returned to the lessor at time of vacating the unit if no damage has occurred. If there is more than two hundred dollars (\$200.00) dollars damage the remainder will be billed to the owner of the unit.
- 10.4** All residents shall move in or out between 8:00A.M and 8:00P.M.
- 10.5** A fine of fifty dollars (\$50.00) will be levied against the owner for failure to comply with the rental rules.

SUBJECT: ENFORCEMENT PROCEDURE

- 11.1** All Rules and Regulations will be enforced by the Board. Owners are responsible for any violations made by themselves, guest and/or tenants.
- 11.2** Rules enforcement and procedure:
- A. An owner compliant of Rules and Regulations violation by another owner/resident or guest must be submitted to the Board in writing, signed and dated.
 - B. Unit owners or tenant plus unit owner will be advised of a complaint received by the Board. The Board may request the violator to appear before the Board; and/or the Board may levy fines to be determined by the Board.
 - C. Dollar amount of fines will be increased with each subsequent repeat violation.

SUBJECT: MAINTENANCE FEE ASSESSMENTS

- 12.1** A late charge of \$25.00 will be assessed for maintenance payments received after the 10th of the month.

SUBJECT: CHILDREN ON PREMISES

- 13.1** Extreme caution by residents, parents and children must be exercised on the roads and/or all common areas.
- 13.2** Under no circumstances are children, residents or guests, allowed in or near either pond.
- 13.3** Fishing or any activity to catch frogs, etc., at either pond is **FORBIDDEN**.