

# Willow Pointe Condominium Rules and Regulations

Revised August 29, 2013

**Use and Occupancy Restrictions** – No part of the property shall be used for other than residential use and the related common purposes for which the property was designed. The foregoing restrictions as to use shall not, however, be construed in such manner as to prohibit a *Unit Owner or Occupant* from (a) maintaining his personal or professional library therein (b) keeping his personal business or professional records or accounts therein, and (c) handling his personal business or professional telephone calls or correspondence. Such uses are expressly declared customarily incident to the principal residential use and not in violation of said restriction. All Owners and Tenants are expected to abide by all Federal, State and City laws.

**Use of Common Elements** – There shall be no obstruction of the Common Elements or anything stored in the Common Elements without the prior consent of the Board of Directors except as expressly provided herein or in the Declaration or By-Laws. *Each Unit Owner shall be obligated to maintain and keep, IN GOOD ORDER AND REPAIR HIS OWN UNIT, in accordance with the provisions of the By-Laws.*

**Disturbances/Noises** – No immoral, noxious or offensive activity shall be carried on in any Unit or in the Common Elements, nor shall anything be done therein, either willfully or negligently, which may be, or become, an annoyance to the other Unit Owners or Occupants.

**NOISES** - No occupants or visitors shall make disturbing noises that will interfere with the rights, comforts or conveniences of others. LOUD/disturbing music from TV's, radios or any sound system is prohibited. No washing machine/dryer (or noisy machine of any kind) should be used after 10:00 pm and before 6:00 am. Upstairs occupants should be aware of heavy walking at all times since insulation between floors is fairly thin.

**PETS**– No pets will be allowed other than those approved by the BOARD OF DIRECTORS (35 lbs weight limit) and which comply with any requirements for safety and health as specified within the Condominium documents. Dogs must be kept on a leash when outside. Owners or tenants walking their dogs are required to take them over to the fence line for waste disposal. If an accident occurs, before reaching the fence line, the pet Owner or Tenant is responsible for picking up all fecal matter. Dogs or cats are not allowed to relieve themselves on PORCHES. Dogs left unattended that whine/bark will not be tolerated. Those not abiding by these rules will be turned over to Animal Control.

**Laundry** – No clothes, sheets, blankets, vehicle covers or any other articles shall be hung or draped over the white vinyl porch railings or exposed on any part of the Common Elements. The Common Elements shall be kept free and clear of rubbish, debris and other unsightly materials. Nothing shall be hung from the windows, porches or balconies or placed upon the window sills; nor shall any rugs or mops be shaken or hung from or on any of the windows, doors, decks, or porches. Porches shall not be used as a substitute storage area of unsightly clutter.

**Trash** – Trash, garbage and other waste shall be kept only (and disposed of) in TRASH BAGS and in a clean and sanitary manner as prescribed from time to time within the administrative Rules and Regulations of the BOARD OF DIRECTORS. Trash bags should not be left on the ground next to the dumpsters. It must be thrown into the container. All dumpster doors should be closed after throwing in trash bags. Large items such as mattresses, hot water heaters, furniture, stoves, etc. shall not be left outside or behind dumpsters. They should either be put in the dumpster or hauled away. *This is the responsibility of the Unit Owner or their tenant(s). Violators will be fined full cost of professional fees to remove these items from our property.*

**Insurability** – Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance of any of the buildings or contents thereof without the prior written consent of the Board of Directors. *No Unit Owner* shall permit anything to be done or kept in his unit, or in the Common Elements which will result in the cancellation of insurance on any of the buildings, or contents thereof, or which would be in violation of any law.

**Outside of Buildings** – *Unit Owners* shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside walls or doors of a building and no sign, awning, canopy, shutter or antenna of any kind shall be affixed to or placed upon the exterior walls or doors, roof or any part thereof or exposed on any window, *WITHOUT THE PRIOR CONSENT OF THE BOARD OF DIRECTORS.*

**Electric Wiring** – No *Unit Owner or Occupant* shall overload the electric wiring in the building or operate any machines, appliances, accessories or equipment to the heating or air conditioning systems or plumbing systems, other than those systems originally installed, without the prior written consent of the Board of Directors. All units must be maintained at a minimum of 55F.

# Willow Pointe Condominium Rules and Regulations

Revised August 29, 2013

**Plumbing Fixtures** – The water closets, lavatories, sinks and other apparatus shall not be used for any other purpose than those for which they were constructed and no sweeping rubbish or other substance shall be thrown therein. The Board of Directors reserves the right to enter any property for the purpose of repairing leaking fixtures, at the Owner's expense, if the Owner first refuses to do their own repairs.

**Alterations and Structures** – Nothing shall be done in any Unit or in, on or to the Common Elements, which will impair the structural integrity of any building or which would structurally change any of the buildings. Safes, furniture, boxes or other bulky articles shall be carried up into the Unit only by first obtaining the consent of the Board of Directors, and then only by the stairways or through the windows of the Building as the BOARD may direct, and at such times and such manner and by such persons as the Board of Directors may direct. No water beds will be allowed without the expressed approval of the Board of Directors. Safes and other heavy articles shall be placed by the Unit Owner in such places only as may be first specified in writing by the Board of Directors, and any damage done to the building or to occupants or to other persons taking a safe or other heavy objects in or out of the Unit, from overloading a floor, or in any other manner shall be paid for by the Unit Owner or his lessee causing such damage.

**Window Coverings** – Draperies, blinds or curtains may be installed by each Unit Owner on the windows of his or her Unit, provided the color of the portion of said draperies, blinds or curtains visible from the exterior shall be off-white or conform to those other standards specified by the Board of Directors.

**Signs** – No "For Sale," "For Rent," "Garage Sale," "For Lease," signs or other window displays or advertising shall be maintained or permitted on any part of the Property or in any Unit. The right is reserved by the BOARD OF DIRECTORS or its agent to place "For Sale," "For Rent," or "For Lease" signs on any unsold or unoccupied Units and "Sold" signs on sold Units.

**Porches** – No porches shall be decorated, enclosed or covered by any awning or otherwise, without the consent in writing of the Board of Directors. Christmas decorations are allowed. No nails, screws or any other tools shall be used to bore holes in the vinyl to accommodate such items as hanging flower pots, etc.

**GRILLS** are not allowed to be used on porches. Grills must

be located 10 feet away from any structure/building, tree, bush or electrical lines/electrical service when in use. **THIS IS A CITY LAW**

*Any person who violates or fails or refuses to obey or comply with any provision of this article shall upon conviction be punished, in addition to such other punishment, including a term of community service, as may be provided by the court, by minimum fines and penalties, for a first conviction of \$100.00 or by imprisonment for not more than ten days. For conviction of a second offense committed within one year after the date of the first offense, such person shall be punished by a fine of \$200.00 or by imprisonment for not more than 30 days or by both such fine and imprisonment. For conviction of a third or subsequent offense committed within one year after the date of the first offense, such person shall be punished by a fine of \$500.00 or by imprisonment for not more than three months or by both such fine and imprisonment.*

(Ord. No. 92-672, § 7, 11-12-1992; Ord. No. 97-813, § 1, 11-20-1997)

**Soliciting** – Canvassing, soliciting and peddling on the Property is prohibited and each Unit Owner and his/her tenants shall cooperate to prevent the same.

**Automobile Washing** – Automobiles are not allowed to be washed in the parking spaces. There is a designated area on the South end of the property (next to a dumpster).

**Parking** – Resident and visitor vehicles parked on the premises must prominently display a Willow Pointe decal or placard visible through the front windshield. Drivers of vehicles without decals or placards are subject to question by law enforcement officers and such vehicles may be towed at owner expense. Visitor placards can be obtained in advance from the Facility Manager and retained by residents to accommodate visitors. Residents are urged to have their visitors display these placards to avoid interruption by law enforcement personnel. Parking is only authorized in designated parking zones.

**Boats, Trailers and Off-the Road Vehicles** – All vehicles, other than passenger cars, pickups and vans, are required to obtain the written permission of the Board of Directors prior to being parked within the Condominium storage area. The Board of Directors shall, at their discretion, have the right to designate parking areas for boats, trailers, etc. No vehicle shall be allowed within the Condominium property if, within the judgment of the Board of Directors, said vehicle constitutes a hazard, is a nuisance, is objectionable, does not have a current tag or is left in an inoperable condition.