

Racquet Club Condos Rules and Regulations

The following rules and regulations are designed to provide an enjoyable living environment for everyone at the Racquet Club Condominiums.

The HOA (Homeowners Association) Board would appreciate residents discussing any problem directly with the neighbor before contacting the management. If a resident does have a complaint that they wish to address to the Board, the Board requests the following:

- a) The complaint be in writing.
- b) The complaint be specific as to time, date, and specific complaint
- c) The resolution they are seeking from the Board

1. DECKS AND PATIO AREAS:

- a. Please refrain from using the decks (back and front) as a storage area, including storage of motorcycles, hazardous materials, and vehicle tires.
- b. Patio furniture (No kitchen chairs), barbecue, bicycles and firewood are allowed.
- c. Only gas or electric grills are allowed. No charcoal grills or smokers.
- d. A maximum of ½ cord of fireplace wood is allowed (4x8x2ft) No firewood chopping allowed on premises.
- e. No Garbage (including dog waste bags or diapers) to be left on back decks or front porches. It should be disposed of properly in the dumpster.
- f. Front decks are to be clear of any items. No bicycles to be stored on front decks.

2. NOISE:

- a. Loud noise, including loud music, construction work, and appliances, is prohibited between 8PM and 9 AM. During the day, please be courteous as to noise as some residents are home during the day and some residents work at night and sleep during the day.

3. PARKING LOT:

- a. Each unit will be allotted one prime space in front of its building (total 12).
- b. In addition, there will be 12 marked Resident spaces.
- c. Any remaining spaces will be designated Guest spaces.
- d. The snow storage will occupy at least one parking space in the winter.
- e. Each resident will be given 2 parking tags to be used for resident spaces. Every car in every space must have a parking tag or it will be booted or towed, except guest spaces. The guest parking is for guests only. This is not to be used as overflow

parking. Guests cannot move their cars from guest parking to guest parking spaces for additional days. The maximum amount of time for a guest car to be in the parking lot is three days. If the guest car is in the guest parking longer than three days, this vehicle will be towed. All charges for the/towing will be charged to the unit where the resident/tenant/guest is residing and not to the owner of the vehicle.

- f. Guests who will be longer than 3 days must register with Crystal Property Management at 945-7266. Written approval must come from the Board.
- g. Replacement parking tags will cost \$50.00 each.
- h. Due to the total number of spaces, no unit will exceed its limit of 2 vehicles.
- i. No parking is permitted in front of the mailboxes or the dumpster shed. These vehicles will be booted.
- j. No major mechanical repairs may be made in the parking lot.
- k. RVs, trailers, and disabled vehicles shall not be parked in any spaces.
- l. After heavy snowfalls, please remove your vehicle from the parking lot between 10 and noon so spaces can be plowed.
- m. Vehicles in the parking lot shall have nothing protruding past the front or rear bumper of the vehicle for safety reasons.

4. DUMPSTER:

- a. Trash must be placed inside the dumpster. Do NOT leave trash on the ground, next to the dumpster or on top of the lid as this encourages raccoons and bears to frequent our area. Please secure the bar over the dumpster and lock it to protect our wildlife.
- b. Trash must be put into bags with the top tied. Boxes must be broken down and can be recycled at the Recycle Center at 102 13th St.
- c. Cigarette butts should be put out in ashtrays; fireplace ashes should be held in a metal container at least 48 hours before dumping.

5. PETS:

- a. There shall be no more than 2 pets per unit. Pets are to be on a leash always when outdoors.
- b. The owner is responsible for picking up all excrement and properly disposing it in the dumpster. Pet waste should not be left in bags on decks or patios.
- c. Pets shall be kept in the interior of the unit, not tied outside or left unsupervised on decks, and shall not cause any nuisance by barking.

6. CHILDREN PLAYING:

- a. All bicycles shall be placed in the bicycle racks when not being used.
- b. Children are not allowed to play in the parking lot or on top of the dumpster building. The grassy area below the complex is a safer area.
- c. Rock work and other landscaping should be left as it is and not moved. All rocks are to remain where they are and not thrown over the lawn or parking lot.
- d. There will be no skateboarding, rollerblading, roller skating, or bike riding on the premises. Biking is not allowed in landscaped areas.
- e. Children under the age of 10 must be under adult supervision at all times.

7. PROPERTY MANAGER: Crystal Property Management 945-7266

- a. You should make every effort to accommodate a request of the Property Manager to access your unit for maintenance, repair, or emergency, i.e. chimney cleaning or water overflows. The Manager is looking out for us all and trying to minimize Association repair expenses.

8- INSIDE EMERGENCIES:

- a. Fire - call 911 and use the unit's extinguisher. Get family and pets out. Knock on your neighbors' doors to warn them of the problem.
- b. Pest control - owners are responsible for insect and pest control.
- c. Clogged drains or water coming through the ceiling. NOTIFY THE PROPERTY MANAGER IMMEDIATELY! 945-7266
- b. NEVER pour grease or cooking oil down any drain or sink. Stop use of showers, laundry, and dishwashers by notifying all units in your building.
- c. Costs of clearing of drains clogged by tenant or owner shall be the responsibility of the unit owner as determined by the Association Board.

9. CONDOMINIUM UNIT OWNERS:

- a. **No exterior** or interior alterations or additions can be made without the approval of the Racquet Club Condominium Association Board. This shall include work such as removing or adding walls and any work that impairs the soundness of the buildings and/or the easement.
- b. An Owner may not lease less than the entire condominium unit and may not subdivide the unit.
- c. There will be no leasing of condominium units for a period less than 6 months.
- d. All units shall be used only for residential purposes. Advertising signs other than real estate are not allowed.
- e. Owners shall cooperate with the Property Manager regarding violation of the rules. The first offense will result in a

written notice from the Property Manager. The second offense will warrant a \$50 fine. Subsequent violations by the same owner/tenant will be assessed additional fines will be \$200.00. The Board will request a meeting between the owner and the Board to try and resolve the differences amicably. As a last resort, if the matter cannot be resolved with a meeting between the Board and the owner, the matter could be turned over to an attorney at the discretion of the Board.

- f. Owners or property managers are responsible for giving tenants a copy of the Rules and Regulations and for notifying the Association Property Manager with the names and phone numbers of new tenants.
- g. Owners shall provide a fire extinguisher in each unit and smoke alarms outside each bedroom area.
- h. Each vacant unit shall have someone walk through it on a regular basis and a key left with a responsible person nearby.
- i. Monthly condominium fees shall be paid by the 10th of the month. There will be a one-month grace period for late dues. A \$25 assessment charge will be incurred after 60 days and a lien shall be filed after 90 days, at the discretion of the Association Board.

10. SMOKING:

- a. No owner, tenant, invitee, or any other person on the property is allowed to smoke any tobacco or marijuana products.
- b. No smoking in any of the common areas (parking lot, sidewalks, decks, balconies, or lawn areas, etc.).
- c. Violators will be subject to fines. See 9E.