

RULES FOR RESIDENTS
340 Thirteenth Homeowners' Association (Association)
October 2014

Following are a few rules (in no particular priority) to help us all live together successfully. The keys are the usual ones: (1) respect, being aware of the rights of others; and (2) communication, dealing directly and promptly with issues as they arise.

1. Parking. Each unit may use two (2) parking spaces. Spaces are not assigned by unit. The spaces are reserved for licensed, operating vehicles only, and may not be used to store other items. Short-term visitor parking is allowed in the parking lot if there is room; however, everyone should be considerate of ensuring owners/renters have spaces to park. If you are having an event, for example a yard sale, that may attract many vehicles to the site, please direct your guests or customers to park on the street.

Winter Parking. To allow for proper snow removal during the winter months, please avoid parking by the dumpster as this is the area in which plowed snow is piled.

2. Vehicles. Vehicles parked in the parking lot must be operational. Vehicles with expired registrations or flat tires will be towed at the owner's expense. Owners of such vehicles will be notified in writing of violation of this rule by placement of a notice on the windshield of the vehicle. Owners will be given seven (7) days to correct the problem or remove the vehicle before it is towed. No major vehicle repairs may be undertaken in the parking lot.

The following types of vehicles are prohibited from being parked in the parking lot overnight: buses; mobile and/or motorized homes; trailers, boats, trail bikes, snowmobiles and other recreational vehicles.

3. Noise. Quiet hours are from 10 pm to 7 am when most people are sleeping. You should be aware of the noise level of your activities at all times so as not to disturb your neighbors. Some residents may have unconventional working hours, and therefore sleeping hours; those people should discuss with their neighbors any activities which disturb their sleep time.

4. Odors. Do not idle vehicles so that accumulation of noxious fumes will be avoided. If you or your guests smoke, be aware of the effect on your neighbors, especially those who live above you. If owners, tenants or guests smoke outside, they are asked to use the designated smoking area; of course, dispose of butts properly in the receptacle provided.

5. Trash. Be sure to put trash in the dumpster. Please pick up any trash you find on the lawns or in the parking lot in order to help keep the complex looking good. Be aware that commingled container and newspaper recycling bins are available for your use and are located next to the dumpster. A list of recyclable items is posted on the underside of the bin lids.

6. Common Areas. Common areas include the parking lot, storage shed, gas grills and the lawns. They are there for the enjoyment and use of all residents in equal measure. Personal items may not be kept on the lawns (bikes in bike rack excepted). If you wish to use the common areas for a special event, please discuss your plans in advance with the HOA President.

6.1. Storage Shed. Use of the Storage Shed is primarily for the storage of common HOA tools and equipment. Each unit is allowed to use up to 1/8 of the storage shed area designated for Resident Use. Furniture or large items ARE NOT to be stored in the common storage shed due to space limitations. Any item put in the storage shed must be marked clearly with your name and unit number as well as the date it is put into storage. Each year the HOA will send out an email asking you to review your items in storage by a certain deadline and if you choose to keep the item in storage in your designated area, you will need to update the date to the current month and year. Any unmarked items or items that are not updated to reflect the current month and year will be donated or thrown away after the deadline has passed. Use of the storage shed for the storage of personal items is at one's own risk.

7. Dogs. For the protection of both residents and visitors, dogs are required to be on a leash or under voice control when they are outside units in the common areas. Pet owners are responsible for picking up and properly disposing of their pet's waste, and for controlling their pet's barking.

8. Maintenance. Please report any common areas maintenance issue to your landlord or the HOA President. Maintenance of your unit is your responsibility or that of your landlord.

9. Satellite Dishes and other Devices. Before having a satellite dish installed, or other such devices placed outside units in the common areas, please contact the HOA President. All such installations must be approved in writing in advance, and must be installed in accordance with local building codes. Owners are responsible for any damage done to common areas during installation or repair of such devices, as well as for all clean up associated with the installation or repair.

10. Landlords are responsible for the actions of their tenants in violation of these Rules.

11. Contact Information. All owners are required to provide up-to-date contact information (names, email, phone, cell, mailing address) for themselves and their tenants to the Association Secretary.