

## EASTSIDE VILLAGE CONDOMINIUM ASSOCIATION HOUSE RULES

The following house rules and regulations apply to all owners, renters, lessors, and/or visitors and guests to Eastside Village Condominiums. It will be the responsibility of the unit owners that have rental units to present their tenants with a copy of these rules. The rights and responsibilities of an occupant of a unit shall be the same as that of any owner within the project.

THESE RULES SHALL BE ADHERED TO AT ALL TIMES

### I. Vehicles

- A. Vehicles left in an inoperable condition shall not be parked or left on Association property other than in the garage or the driveway.
- B. The garages shall be used for parking vehicles only and shall not be converted for living, recreational or business purposes.
- C. Vehicles cannot be stored in the driveway for longer than two (2) weeks without prior approval of the Association.

### II. Pets

- A. No animals, livestock or poultry shall be kept in any residence, except that domestic dogs, cats, fish and birds inside bird cages may be kept as household pets within the Association provided that they are not kept, bred or raised therein for commercial purposes or in unreasonable quantities". Unreasonable quantities shall be deemed to limit the number of dogs, cats and birds to two (2).
- B. Dogs and cats belonging to unit owners, occupants or their licensees must be either kept within an enclosure or on a leash being held by a person capable of controlling the animal. The enclosure must be maintained so that the animal cannot escape there from and shall be subject to the approval of the Board of Directors.
- C. Pet owners are responsible for cleaning up after their pet(s) and shall be absolutely liable to each and all remaining owners, their families, guests and invitees, for any damage to person or property caused by any pets brought or kept upon the property by an owner or by members of his family, guests, licensees or invitee.
- D. The Association shall have the right to prohibit maintenance of any animal which constitutes, in the opinion of the Directors of the Association, a nuisance to any other unit owner.

### III. Trash

- A. Trash, garbage or other waste shall be disposed of only by depositing same into a trash container or garbage disposal. No portion of the Association shall be used for the storage of personal property, building materials, refuse or any other materials other than in connection with approved construction.

### IV Barbecues

- A. Charcoal and gas grills cannot be used or stored on decks or porches. All use of charcoal or gas cooking devices must be at least ten (10) feet from a combustible structure such as a building, fence, deck, eve, etc.

### 1111. Nuisances

- A. No noxious or offensive activities (including, but not limited to, the repair of automobiles) shall be carried on upon the Association. No horns, whistles, bells or other sound devices, except for security devices used exclusively to protect the security of a residence and its contents, shall be placed or used in any such residence.
- B. No unit owner shall permit or cause anything to be done to or kept upon the property which will increase the rate of insurance thereon. Each unit owner must comply with all the requirements of the local or State health authorities and with all other governmental authorities with respect to the occupancy and use of a residence.

### V. Unit Modifications

- A. No signs, posters, displays or other advertising devices of any character shall be erected or maintained on, or shown or displayed from, the residences without prior written approval having been obtained from the Board of Directors; provided that this restriction shall not apply to signs or notices, of reasonable dimension, stating that the premises is for rent or sale.
- B. No outside television or radio pole, antenna or clothesline shall be constructed, erected or maintained on any residence except in compliance with other applicable ordinances of the Municipality of Anchorage and with the prior written approval of the Board of Directors having been obtained.
- C. Except for the interiors of the units, no replacement, addition or alteration of the building, common areas and facilities shall be affected other than by declarant until the plans, specifications and plat plan showing the location and nature of such replacement, addition, alteration or removal have been submitted to, and approved in writing by, the Board of Directors.

- E. All repairs of internal installations such as water, light, power, sewage, telephones, doors, windows, lamps and all other fixtures and accessories to each unit and its appurtenant limited common areas, including interior walls and partitions and the inner decorated or finished surfaces of the perimeter walls, floors and ceilings of such unit shall be made at the owners expense.
- F. Every owner shall reimburse the Association for any expenditure incurred in repairing or replacing any part of the common area or limited common area damaged or lost through the fault of such owner to any person using the project under him and shall give prompt notice to the managing agent of any such damage, loss or other defects when discovered.

#### VI. LEASING

- A. Any lease or rental agreement shall be subject in all respects to the provisions of the Declaration and the Bylaws, and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease or rental agreement. All leases and rental agreements shall be in writing.

#### VII Violations

If a violation of these House Rules is noted, a letter will be sent to the violating homeowner giving them seven (7) days from the date of the letter to correct the violation. If the violation is not corrected after the seven (7) days then a fine of \$ 10.00 per day will be levied for on-going violations. Violations of a per occurrence nature (loud music, pets pooping, parking violations, etc.) will be assessed a fine in the amount of \$ 25.00 per occurrence.

**EASTSIDE VILLAGE CONDOMINIUM ASSOCIATION, INC.  
DELINQUENCY POLICY**

Homeowners' dues are due on the first of each month and delinquent if not paid by the last day of the month.

1. Accounts that are delinquent will be charged \$ 25.00.
2. A notice will be sent to the delinquent account upon 30 days delinquent (60 days from the due date) requesting the account be brought current, and the managing agent will place a telephone call to the homeowner.
3. If the account is not brought current within 30 days (90 days from the due date) then a demand notice will be sent giving the homeowner 30 days to bring the account current or legal action will be instituted to collect the past due amount.
4. If the account is not brought current within 30 days of the demand letter then the account will be turned over to the attorney for collection. All costs of collection will be charged to the delinquent account.

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**EASTSIDE VILLAGE CONDOMINIUM ASSOCIATION  
RECREATIONAL VEHICLE PARKING LOT**

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**RV Parking Lot Policy and Procedure**

The Eastside Village Condominium Association maintains a Recreation Vehicle (RV) lot for homeowner use only and provided for a \$10 per month per vehicle fee.

Homeowners who wish to use the lot must complete an Eastside Village Condominium Association RV Lot Parking Request Form. In the event that more requests are received than there are spaces available, a lottery will be conducted by the board of directors to determine who will be awarded spaces in the RV lot.

**RV Parking Lot Rules**

1. A recreation vehicle is one used for recreational purposes. Examples of recreational vehicles are:
  - campers
  - trailers
  - motor homes
  - boats
  - motorcycles
  - snow machines / jet skis
  - three wheelers or ATV's
  - A camper shell is NOT considered an RV
2. The RV lot is NOT for the storage of junk vehicles or those not currently licensed or in operation condition. *This means that all vehicles stored in the RV lot must be in operable condition, licensed and have current registration.*
3. Vehicles parked in the RV lot are parked at the owner's risk.
4. Eastside Village Condominium Association is NOT responsible for any damage to vehicles stored in the lot.
5. 24hr access to the RV lot will be via a combination lock. Each lot space renter is responsible for the security of the combination. The lock code will be changed periodically, the management company will notify via phone all owners with current lot registration of the new combination.