

Country Square Condominium Association, Inc.
House Rules/Guidelines/Fine Schedule

Section I

The Board of Directors, in accordance with Article II of the Articles of Incorporation, Article IX of the Declarations and Article III Section 2 and Article VIII of the By-Laws, to provide for harmonious living and courtesy to all residents, safety, maintenance of a quality residential living environment and property values, has established these rules.

General Provisions

These rules will be enforced when an individual allows a situation to develop that results in the following:

1. Annoyance of another resident
2. Hazardous or dangerous conditions
3. Unsightly exterior appearances
4. Exclusive use of common areas
5. Non payment of assessments

In most situations, primary responsibility for correcting violations of these rules rests with the owner of the home identified as the source of the problem.

These rules are not intended to usurp any provision of the Declarations or By-Laws or prevent enforcement of public law. Residents must comply with all applicable federal, state, and municipal laws and regulations.

The violating individual(s) will not hold the Board of Directors or other members of the Association liable for any punishment incurred for non-compliance of these rules.

Enforcement

Enforcement of these rules is authorized in accordance with Article III of the By-Laws.

The mailing of these rules to the homeowners shall constitute the first notice. The Board shall have the right to assess fines and/or penalties without any further notice of a rule violation. However, any member being assessed a fine or penalty shall have the right to appear at a Board meeting and be heard and request that such fine or penalty be waived.

Any member may file a complaint of violation of these rules.

Section II

Occupancy

Occupancy is restricted to single family residential use. Annually, or as otherwise directed by the Board, the owner of each unit will provide information pertaining to the occupants of the unit.

Information not previously provided, pertaining to new occupants, will be provided within ten (10) days following occupancy of the unit.

Pets

Pets are allowed, and the owner is responsible for any damage and is responsible to clean up after the pet. Each pet owner is further subject a all municipal ordinances pertaining to pets. The Board has the right to remove any pet which may become a nuisance. **NOTE: PETS ARE NOT ALLOWED TO DEFECATE OR URINATE ON DECKS OR LANDINGS.**

Parking and Vehicular Restrictions

Except as allowed in Article IX Section 10, any and all vehicles must be in operable condition and maintained according to municipal or state standards and must be in continual daily use. There shall be no storage of vehicles on the property.

Vehicles parked in the common area spaces that give the appearance that they are not being used on a daily routine basis (accumulated snow, no change of position) will be subject to removal, without further notice, at the owners expense.

Vehicles not removed for routine or scheduled maintenance (i.e., snow removal and pavement repair) are subject to removal, without further notice, at the owners expense.

No recreation vehicles, utility trailers, or boats may be parked on the premises.

Fire Lanes/Compact Car Parking

Certain areas are designated as fire lanes and parking is prohibited, at anytime. Compact car parking is designated for small cars only and there shall be no parking in front of the stairways, in the area around the mailboxes, or in front of the storage building. These areas are periodically patrolled and vehicles will be impounded without notice.

Signs

No signs may be posted anywhere in the complex, except "for sale or rental signs" of a reasonable size (18" x 22") may be posted in the window of the unit. There shall be no sign/sign post of any kind placed on/in the common area. Such signs will be removed without further notice and any charges for doing so will be charged to the unit owner.

Noise/Disturbance

All owners and occupants shall exercise extreme care about making noises or in the use of musical instruments, radios, television sets, stereos and amplifiers that may disturb other occupants. No horns, whistles, bells or other sound devices, except security devices used exclusively to protect the security of a residence and its contents, shall be placed or used in any such residence. Special consideration shall be given by each unit owner between the hours of 10:00 p.m. and 7:00 a.m. This includes use of vacuum cleaners, dishwashers, etc.

Decks/Patios

The decks (patio) are to be kept clear of garbage, garbage cans, boxes, etc. You may have items such as lawn chairs. **NO FLAMMABLE DEVICES, INCLUDING GRILLS ARE ALLOWED.** Do not hang or dust garments, rugs, etc from the windows or from any of the facades of the project.

Exterior Wiring

No owner or occupant shall, without the written approval of the Board of Directors, install any wiring for electrical or telephone installations, machines or air-conditioning units, or other equipment or appurtenances whatsoever on the exterior of the Project or protruding through the walls, windows or roof thereof.

Stairways/Landings

All stairways, stairway landings, and landings in front of unit doors are to be kept clean at all times from bicycles, garbage bags, boxes, wood, etc.

Garages

Parking spaces in the garages are to be kept clean, including sweeping, oil puddles/grease removed, and no storage is allowed, except that you may have one (1) cord of neatly stacked firewood or bicycles in front of your parking space. When using the garage for long periods of time and wanting to leave the garage door open, turn off the garage door circuit breaker. Do not put objects in front of the electric eye as this will burn the eye out and they cost about \$350.00 each. Costs will be billed to responsible unit. Also, any damage done to

garage walls will be repaired by the Association and charged to the responsible unit owner.

Children

Parents are responsible for direct supervision of their children at all times and are responsible for any damage to the common areas caused by their children, when such damage was caused by the negligence or willful act of the child.

General Rules

No illegal use shall be made of the premises.

Nothing shall be allowed, done or kept in any condominium unit or common areas of the project which would overload or impair the floors, walls or roofs thereof, or cause any increase in the ordinary premium rates or the cancellation or invalidation of any insurance thereon maintained by or for the Association, nor shall any noxious or offensive activity or nuisance be made or suffered thereon.

Owners, tenants or guests shall not throw garbage or trash outside the disposal installations and trash containers provided for such purposes.

Owners are responsible at all times for their guests/visitors.

The Board of Directors reserves the power to establish, make and enforce compliance with such additional rules and regulations as may be necessary for the operation, use and occupancy of this project with the right to amend the same from time to time, and to impose reasonable fines for infractions of all rules and regulations.

Assessments/Late Payments

It is the responsibility of each unit owner to pay assessments in a timely manner.

The Board has adopted the following policy for collection purposes.

1. All assessments are due on the first day of each month. A grace period of thirty (30) days is allowed for payment of the assessment without penalty. All payments must reach the bank by the last working day of the month to avoid a late payment penalty. For the month of February this time will be shortened to twenty eight (28 days)
2. If the payment is not paid within the grace period, a penalty of \$10.00 will be added to the unit owners account.
3. Any assessment not paid within the second and succeeding month (s) will incur a penalty of \$25.00 for each additional month of delinquency. All payments received will be applied to the oldest amount outstanding.
4. Any unit, wherein three months assessments are due and satisfactory payment arrangements have not been made, will be referred to the attorney for filing a lien and legal action against the unit owner for collection. This amount will include fines, penalties, late charges, or legal fees.

5. Wherein a unit owner is continually delinquent, the Board may declare all assessments for the year due and payable at once. See Article XV, Section 4 of the Declarations.
6. Any and all legal costs incurred in collection of delinquent assessments will be added to the unit owners account.
7. Any late payment penalty not paid within ninety days of assessment will be charged at the same rate each month until paid or otherwise resolved.

Country Square Condominiums Fine Schedule

LATE PAYMENT PENALTY

- \$10.00 - First month delinquency
- \$25.00 - Second and consecutive months of delinquency

LATE HOMEOWNER INFORMATION SHEET

- \$10.00 per month starting April 1 until returned

NSF CHECKS (STOP PAYMENT, ETC.)

- \$16.50 per check, this is the charge for a check sent back by the bank for *any reason*

DECKS/PATIO

- Any violations noted will be charged at the rate of \$25.00 per day until corrected.

GARBAGE/TRASH

- \$25.00 First offense
- \$50.00 Second and succeeding offenses

GARAGES

- Violations will be charged on the basis of \$25.00 per day.

PETS

- \$25.00 per occurrence of violations of Association House Rules

NOISE

- \$25.00 First offense, with a letter
- \$50.00 Second and consecutive offenses

PARKING VIOLATIONS

In addition to any and all towing, impound or storage charges, any damage caused to Association property will be charged to the unit owner. In cases where damage is caused by guests, the unit owner shall be held responsible.

POLICE CALLS TO UNITS

REVISED 10/04

- \$50.00 First offense
- \$100.00 Second and succeeding offenses

RECKLESS ENDANGERMENT

1. Any and all behavior, including, but not limited to, the discharge of firearms/weapons, and including all rules and regulations defined in Alaska Statutes.

- 1st offense - \$2,500.00
- 2nd offense - \$5,000.00
- 3rd plus offenses - \$10,000.00

POSSESSION AND/OR DISCHARGE OF EXPLOSIVE DEVICES

1. Fireworks
 - 1st offense - \$250.00
 - 2nd plus offenses - \$500.00
2. Class A (dynamite, blasting caps, etc.)
 - 1st offense - \$5,000.00
 - 2nd plus offenses - \$10,000.00

FINE SUMMARY

Any fine assessed by the Board and not paid or otherwise resolved within 90 days of the assessed fine will be charged at the same rate each month until the amount is paid or otherwise resolved.

The Board reserves the right to foreclose against any unit wherein a subject fine has not been paid.